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APPLICATION NO. 7745

Name of appellant:
T A Fisher

Site address:
24 Rectory Rd & 1 Glebelands Rd, Wokingham

Proposal:Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings & outbuildings.

Case Officer:EXC

Withdrawn
21/01/04

The Planning Inspectorate

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Temple Quay House
2 The Square
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PLANNING SERVICES HPT 76262
PCL
DC SG
APP
22 JAN 2004

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 21 January 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I am writing to tell you that the appeal, reference number APP/X0360/A/03/1125972 has been withdrawn and we will be taking no further action on it.

The arrangements have been cancelled.

Yours faithfully

Mrs Margaret Pocock

208B

Copy

Tel: (0118) 974 6448 (Direct Line)
Date. January 22, 2004
My ref: F/2002/7745
Your ref:

WOKINGHAM DISTRICT COUNCIL

The Owner / Occupier
7A
CEDAR CLOSE

WOKINGHAM
Berkshire
RG401EA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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DX: 33506 – Wokingham

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: T A Fisher
APPLICATION No: F/2002/7745
SITE: 24 Rectory Road And 1 Glebelands Road Wokingham
PROPOSAL: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

This is to inform you that we have been advised by The Planning Inspectorate that this appeal has been withdrawn & they will be taking no further action on it.

Yours faithfully

Denise Gumbrell

Appeals Assistant

Copy

Tel: (0118) 974 6448 (Direct Line)
Date. January 22, 2004
My ref: F/2002/7745
Your ref:

WOKINGHAM DISTRICT COUNCIL

The Owner / Occupier
FLAT 12 MEACHEN COURT
PALMER SCHOOL ROAD

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Dear Sir/Madam
TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF PUBLIC INQUIRY
APPEAL BY: T A Fisher
APPLICATION No: F/2002/7745
SITE: 24 Rectory Road And 1 Glebelands Road Wokingham
PROPOSAL: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

This is to inform you that we have been advised by The Planning Inspectorate that this appeal has been withdrawn & they will be taking no further action on it.

Yours faithfully

Denise Gumbrell

Appeals Assistant

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT:	**T A Fisher**
APPEAL SITE:	**24 Rectory Road and 1 Glebelands Road, Wokingham**
REASON FOR APPEAL:	**Refusal of planning permission for the erection of fourteen flats with associated parking facilities. Demolition of existing dwellings and outbuildings.**

LOCAL PLANNING AUTHORITY REFERENCE : F/2002/7745

DEPARTMENT OF THE ENVIRONMENT, TRANSPORT AND THE REGIONS REFERENCE : APP/X0360/A/03/1125972

1.00 SITE DESCRIPTION

1.01 The application relates to a 0.25 hectare site located on the north-western corner of the junction of Rectory Road and Glebelands Road, currently occupied by two, two-storey detached houses. The site is located within the Identified Settlement of Wokingham, outside but close to the town centre, retail centre and the Wokingham Town Centre Conservation Area. Both Rectory Road and Glebelands Road are designated as Green Routes. It is proposed to demolish the two existing houses and erect a block of fourteen flats, with access from Rectory Road.

1.02 A site location plan at scale 1:1250 is contained in Appendix 1.

2.00 RELEVANT PLANNING HISTORY

2.01 There are two existing dwellings on the appeal site: 24 Glebelands Road and 1 Rectory Road. Erection of 24 Glebelands Road predates planning records although the planning history indicates that the property has been extended. Outline planning permission for

demolition of an existing bungalow and erection of four detached dwellings, now Nos 1, 3, 5 and 7 Glebelands Road was granted in 1968, with full permission being granted the following year. There have been no previous proposals for redevelopment of the current application site.

2.02 The appeal proposal was refused by the Development Control Committee on 20 August 2003 for the following reasons:

1. *The size, design and siting of the proposed building and the layout of the site would result in a prominent form of development that would be detrimental to the character of the surrounding area. Therefore, the proposal would be contrary to policy EN1 of the Berkshire Structure Plan; policies SH1, SBE1, SBE2 & SBE8 of the South East Area Local Plan and policies WOS3, WBE1, WH1A, WH6A, WBE10 & WBE12 of the Wokingham District Local Plan (as proposed to be modified).*

2. *The size and siting of the proposed building and the layout of the site would result in an unsatisfactory relationship between the proposed flats and the neighbouring properties, 3 Glebelands Road and 22 Rectory Road, in particular an overshadowing and overbearing impact on 3 Glebelands Road, which would be detrimental to residential amenity. Therefore, the proposal is contrary to policies SBE2 & SBE5 of the South East Area Local Plan and policies WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified).*

3. *The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to Policy LD6 of the Berkshire Structure Plan; policies SPS1 & SR2 of the South East Area Local Plan and policies*

WOS4, WIC1 & WR7 of the Wokingham District Local Plan (as proposed to be modified).

3.00 POLICY BACKGROUND

3.01 The development plan for the area comprises of the Berkshire Structure Plan and the South East Area Local Plan. There are also an emerging district wide local plan and an emerging replacement structure plan. Relevant policies, copies of which have already been provided, are set out below.

3.02 The Berkshire Structure Plan (1991-2006) was adopted on 4 November 1995. The relevant policies in this plan are:

EN1	Protection and Enhancement of the Environment of Built-Up Areas
LD6	Provision of Infrastructure, Services and Amenities

3.03 The South East Area Local Plan (SEALP) was adopted on 15 April 1994 and, on 26 November 1996, the Planning and Transportation Committee resolved that it should continue to carry weight as the most up to date adopted plan, except in relation to housing provision. The following South East Area Local Plan policies are relevant to this appeal.

SH1	Housing Development on Unidentified Sites
SBE1	Design of New Development
SBE2	Inappropriate Design
SBE5	Sunlight and Daylight
SBE8	Landscaping of new Development
SPS1	Phasing of Services in New Development
SR2	Public Open Spaces in New Residential Development

3.04 The emerging local plan is the Wokingham District Local Plan. Berkshire County Council issued a statement of general conformity with the structure plan in May 1997 and the plan was placed on deposit on 21 October 1997. Following a Public Local Inquiry into the emerging plan, which took place in two phases, October 1998 - October 1999 and February 2000 - November 2000, the Local Plan Inspector's recommendations have were received in November 2001. Proposed modifications, largely in accordance with the Inspector's recommendations, were agreed by the Executive on 4 December 2002 and were published for consultation between 5 February and 19 March 2003. On 31 July 2003 the Executive agreed a number of further modifications. The policies that are relevant to this appeal are set out below. None of these have been subject to any further modifications.

WOS3	Development Control Principles
WOS4	Service, Amenity and Infrastructure Requirements for New Development
WH1A	Housing Development – Unidentified Sites
WH6A	Design Guidance – Residential Development
WBE1	Design and New Development
WBE10	Landscape and Planting
WBE12	Green Routes
WR7	Provision of Public Open Space in New Residential Development
WIC1	Existing Community Facilities

3.05 The emerging structure plan is at an early stage in the adoption process and can be afforded little weight. It is not yet used for Development Control purposes.

4.00 THE COUNCIL'S CASE

4.01 The Development Control Committee resolved that, the application should be refused for three reasons relating to the character of the area, the impact on the residential amenity of neighbouring properties

and lack of appropriate contributions towards service, amenity and infrastructure requirements. These reasons will be addressed in turn below.

The Impact on the Character of the Area

4.02 Policy EN1 of the Berkshire Structure Plan requires the character and quality of the built environment to be protected and enhanced. Development should be appropriate in scale, impact, character and siting to it location and should embody a high standard of design.

4.03 Policy SH1 of the South East Area Local Plan establishes that residential redevelopment of sites within the Identified Settlements is acceptable in principle, providing it complies with certain criteria, including (criterion B) there being no significant adverse effect on the character of the area. Policy SBE1 requires new development to achieve a high standard of design appropriate to the character and setting of the area in which it is situated, while policy SBE2 specifies that proposals that are inappropriate in terms of the relationship with adjoining sites or would adversely affect the character of an area, by virtue of their siting, scale, form or massing will not normally be permitted.

4.04 Policies WOS3 (criteria A & F) and WBE1 of Wokingham District Local Plan (as proposed to be modified) require development to be appropriate in scale and character to the area in which it is located and to achieve a high quality of design and layout, which creates its own identity, whilst taking into account the wider locality, including the surrounding townscape. Criterion F) of policy WOS3 makes particular reference to the need for the siting, layout and massing of new development to respect the local context.

4.05 Policies WH1A and WH6A of the emerging local plan relate specifically to residential development. Criterion C) of policy WH1A requires

development proposals to minimise any adverse impact on the character of adjoining buildings, while policy WH6A requires applicants to demonstrate how schemes for residential development provide a high quality of design/layout and establishes that poor designs will be refused.

4.06 South East Area Local Plan policy SBE8 and Wokingham District Local Plan (as proposed to be further modified) policy WBE10 require enhancement of new development through appropriate landscaping. In addition both Glebelands Road and Rectory Road are designated as Green Routes, under Wokingham District Local Plan (as further modified) policy WBE12. Green routes are routes into settlements that are lined with trees and other vegetation, which makes a significant contribution to the character of the area. In accordance with policy WBE12, development will not be permitted that would detract from the visual quality of a green route.

4.07 The appeal site is situated on the edge of the town centre in an area that contains some commercial uses and a variety of dwelling types and styles, including single-family houses, flats and sheltered accommodation. The site is located in a prominent position, at the corner of Glebelands Road and Rectory Road, which form part of the main circulatory system around the town. This is a sensitive location as both roads are designated as Green Routes and the site is just outside the Wokingham Conservation Area.

4.08 The existing buildings around the junction are set back from the site frontages and the land around them contains mature planting. Hence, they do not encroach on the open, verdant feel of the junction and adjacent roads. In contrast, the siting of the proposed building would be such that it would project forward of the existing buildings in both Rectory Road and Glebelands Road, which would cause it to be prominent in the street scene. This prominence would be exacerbated by the design of the building, the main body of which would have an

almost square footprint, resulting in a bulky roof form with steeply sloping sides and a large flat element.

4.09 The applicants have suggested that the proposed development would provide *"a partial end stop in the street reflecting the development opposite in Rectory Road and creating a sense of enclosure".* However, this approach is not considered to be appropriate in this location: the area has a surprisingly spacious, suburban feel, given the proximity to the town centre, and the junction is characterised by its openness and the greenness provided by mature trees. A large, prominent building would be alien in this setting and detrimental to this character.

The Impact on Residential Amenity

4.10 The second reason for refusal relates to the impact on the residential amenity of occupants of 3 Glebelands Road and 22 Rectory Road.

4.11 In accordance with policy SBE2 of the adopted local plan, development that is inappropriate in terms of its relationship with adjoining sites and buildings, by virtue of its size, scale, form or massing, will not normally be permitted. Criterion A) of Policy WOS3 of the emerging local plan also requires development to be integrated into its local context without detriment to the amenities of adjoining land uses and occupants, while criterion F) requires a high quality of design that respects its local context by virtue of its siting, layout and massing. Policy WH6A of the Wokingham District Local Plan (as proposed to be further modified) also specifies that planning permission will be refused when the design and layout of proposed housing is poor.

4.12 Policy SBE5 of the adopted local plan seeks to ensure that, when considering redevelopment proposals, good daylighting standards and adequate sunlight penetration can be achieved in both new and existing development. Policy WOS9 of the emerging local plan

requires the siting, form, orientation and layout of buildings to maximise natural lighting.

3 Glebelands Road

4.13 3 Glebelands Road is a two-storey detached dwelling, with a single storey annex adjacent to the northern boundary, giving it an L-shaped footprint (it is noted that neither the ordnance survey plan nor the site layout plan, Drawing No 1686/10 show the full extent of this annex). Extracts from the planning history of 3 Glebelands Road, showing details of its internal layout, are contained in Appendix 2. These show that, in the rear elevation of the two-storey part of the house, there are living room, study and WC windows at ground-floor level and bedroom and bathroom windows at first-floor level. There are no windows in the southern flank of the main house but there are windows in the south elevation of the single-storey extension, including a utility room and a kitchen window. The kitchen is a large room, which provides space for a dining table and is considered as a habitable room. The space enclosed by the L-shaped footprint of the building is its main private amenity space.

4.14 The appeal site lies to the south of 3 Glebelands Road. The back-to-flank distance from the existing house, 1 Glebelands Road is 12 metres and there is 19.5 metres between the rear elevation of 1 Glebelands Road and the kitchen window. The proposed building would be predominantly three-storey, although the part closest to the boundary with 3 Glebelands Road would be single-storey. The main part of the proposed building would be six metres from the flank of 3 Glebelands Road and would have an eaves height of 5.5 metres, ridge height of 10.2 metres and project eight metres to the rear of the neighbouring property, while the single-storey element would be four metres from the flank of No 3 and would have and eaves height of 2.6 metres, ridge height of 4.4 metres and would project by six metres.

4.15 The extent of the projection of the proposed flats, eight metres to the rear of the main rear elevation of 3 Glebelands Road, combined with the height and mass of the proposed building, the steep pitch of the roof and the siting, to the south of the neighbouring property, would result in overshadowing of and an overbearing impact on habitable rooms at the rear of the neighbouring property, including the living room, and of the kitchen in the annex, which would have views directly towards the flank wall of the flats. This would also affect the private rear garden of the neighbouring property. Thus the size, form, and massing of the proposed flats would result in an inappropriate relationship with 3 Glebelands Road and would be detrimental to the amenity of occupants.

4.16 The overshadowing and overbearing impact of the proposed building would also affect the private rear garden of 3 Glebelands Road. Not only would this be detrimental to the enjoyment of the garden but there would be a resulting potential impact on the character of the area. This private area of the garden forms a relatively small part of the curtilage of the property and the amenity value of the western part of it is limited, to some extent, by a protected oak tree. The overshadowing and overbearing impact of the proposed flats on this garden could increase pressure for work to this tree in future, which would be detrimental to the character of the area.

4.17 There are also issues of overlooking and privacy that would contribute to the inappropriate relationship between the proposed flats and 3 Glebelands Road. A number of windows are proposed in the northern elevation. Of these the first-floor kitchen window in flat 10 and the second-floor bedroom window in flat 13 are of particular concern. These windows would be in the part of the building closest to the neighbouring property, 4.5 metres from the boundary.

4.18 It is indicated on the proposed elevations (Drawing No 1686/17) that the kitchen window in flat 10 would be obscure glazed and this would

be necessary in order to prevent unacceptable overlooking of the rear garden of No 3. It would also be advisable to ensure that the window opened in such a way that views were to the east, towards Glebelands Road rather than towards the rear garden of the neighbouring property. There would be perception of overlooking of 3 Glebelands Road and the need to obscure glaze the window would diminish the level of amenity for future occupants of the flat.

4.19 The second-floor bedroom window in flat 13 would be one of a row of three velux windows. To prevent unacceptable overlooking it would be necessary for these windows to be high level or obscure glazed, which would be acceptable for the secondary living-room window in flat 13 and would not be unacceptable for the small kitchen in flat 14 but would not be ideal for the only window in a bedroom.

4.20 Thus, while the overlooking of 3 Glebelands Road would not, in itself, be so severe as to make the appeal proposal unacceptable, the measures required to achieve this would still cause a perception of overlooking and would restrict the amenity of future residents of the flats. Therefore, the appeal proposal fails to achieve the high standard of design required by local plan policies.

22 Rectory Road

4.21 22 Rectory Road is a two-storey detached dwelling, located to the west of the application site. The proposed communal parking area, including a 24 metre long car port, would be adjacent to the western boundary of the site and the eastern flank of this neighbour. This area currently forms the private rear garden of 24 Rectory Road, thus contributing to the quiet enjoyment and security of the garden of the neighbouring property. The manoeuvring and parking of cars can result in considerable disturbance due to the starting and running of engines and opening and closing doors and, in addition, there may be the noise of car radios and talking. The noise caused by moving vehicles would

be exacerbated or reduced depending on the surfacing of the car parking area. The noise and fumes resulting from the use of this area for parking would be detrimental to the living conditions of occupants of the adjoining property, in particular the enjoyment of their garden.

4.22 It is noted that no elevations of the proposed car ports and bin/cycle stores have been provided and it is the Council's view that this information would be required to fully assess the impact on residential and visual amenity. Suggested Condition 5, in Appendix 5 refers.

4.23 In addition to the disturbance arising from the use of this part of the site for parking, it would be publicly accessible, unlike the garden of the existing single family dwelling. Furthermore, the area between the car ports and the boundaries would not benefit from natural surveillance, being screened from the street and the proposed flats by the car ports. Thus, the poor layout of the site would reduce the security of adjoining sites, which would be contrary to policies that require a high standard of design and layout, in particular policy WBE1 criterion C).

Service Amenity and Infrastructure Requirements

4.24 In accordance with 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 further modified), where development is acceptable in principle, regard will be had to existing levels of infrastructure, services and amenities. Where the proposed development gives rise to the need for provision of new or extended public and community services, the Council will assess the nature and extent of the planning obligations required and planning permission will not be granted until these have been secured by condition, or where this is not appropriate or adequate, by seeking a legal agreement. In accordance with Circular 1/97, the policies set out that such contributions should be required as a consequence of and directly related to the proposed development, and be capable of being provided

within the timescale of the proposed development. The Council's supplementary planning guidance, *Planning Obligations, Principles and Practice* sets out the background for seeking contributions. Relevant extracts from this document are contained in Appendix 4 of this statement.

4.25 Policy WOS4 of the Wokingham District Local Plan (as proposed to be modified) has been tested at inquiry. Two modifications to it were agreed by the Executive, both in accordance with the Local Plan Inspector's recommendations: the need to assess the nature and extent of planning obligations has been clarified and the reference to producing supplementary planning guidance has been removed, as this was adopted in January 2002.

4.26 In the case of the appeal proposal contributions of £32,500 towards local sustainable transport and traffic management measures and £3,500 towards improvements to a local play area were sought.

4.27 Appendix H of the supplementary planning guidance, *Planning Obligations, Principles and Practice* refers to contributions towards access and movement. The £32,500 contribution would be towards local highway traffic and transport management measures in the vicinity, including pedestrian improvements.

4.28 Wokingham District Local Plan (as proposed to be modified) policy WR7 requires that provision for public open space and associated equipment should be made in association with new residential development and Appendices 5 & 6 of the plan set out standards for this provision (see Appendix 3). Where public open space cannot be provided on site, a financial contribution towards provision of these facilities will be sought, in this case £3,500 towards improvements in play areas in Wokingham. Appendices D and J of the Council's supplementary planning guidance, *Planning Obligations, Principles and*

Practice refer to provision of community facilities and recreation and leisure facilities.

4.29 The appellants statement at paragraph 5 of their grounds of appeal is noted. If a unilateral undertaking for the contributions set out above were offered, this reason for refusal would be overcome.

6.00 Comments on the Appellants Grounds of Appeal

6.01 It is not disputed that the surrounding area has a mixed character, or that three-storey development may be acceptable in principle. However, the Council does not agree that the design and layout of the scheme would compliment the existing character or that there would not be material harm to the residential amenity of neighbours, as set out in the preceding paragraphs.

7.00 CONCLUSION

7.01 Due to the size, mass, design and siting of the proposed flats and the layout of the site, the appeal proposal would fail to comply with development plan policies that require a high standard of design and would be detrimental to the character of the area and the residential amenity of neighbouring properties. Furthermore, in the absence of a suitable legal agreement, the proposal fails to make adequate provision towards the service, amenity and infrastructure requirements that would arise as a result of the appeal proposal. For these reasons, the proposal is contrary to the policies cited and the Inspector is respectfully requested to dismiss this appeal.

LIST OF APPENDICES

1. Location plan at 1:1250.

2. Relevant Planning History for 3 Glebelands Road.

3. Wokingham District Local Plan (as proposed to be further modified) Appendices 5 & 6.

4. Extracts from Wokingham District Council's supplementary planning guidance, *Planning Obligations, Principles And Practice*.

5. Proposed conditions of appeal if allowed.

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APPENDIX 1 -
Location plan at 1:1250.

APPENDIX 2 -

Relevant Planning History for 3 Glebelands Road.

APPENDIX 3.
Wokingham District Local Plan (as proposed to be further modified) Appendices 5 & 6.

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WOKINGHAM DISTRICT LOCAL PLAN

DEPOSIT DRAFT

WITH PROPOSED FURTHER MODIFICATIONS

HIGHLIGHTED

August 2003

APPENDIX 5 - GUIDELINES FOR THE PROVISION OF PUBLIC OPEN SPACE ASSOCIATED WITH RESIDENTIAL DEVELOPMENT

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

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

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

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

Calculation of Public Open Space

In calculating areas of public open space it should be noted that land heavily affected by noise or designated as a flood plain, balancing ponds, or incidental landscaping will not normally be accepted as forming part of the calculation for public open space provision. In general, the overriding criteria should be that the land is 'usable' by the public.

The average household size is 2.557 persons per household (20011991 Census) for the Wokingham District Local Plan area. The amount of public open space required is calculated as follows:

Example

Proposed development of 46 houses:-

46 dwellings x 2.557 (average household size) = 11724 persons

given the standard of 4.3 ha. per 1,000 population

$$4.3 \times \frac{11724}{1{,}000} = 0.5043 \text{ ha.}$$

(FM/APP/5)

APPENDIX 6 - DESIGN STANDARDS FOR CHILDREN'S PLAY SPACES

The National Playing Fields Association (NPFA) recommends the provision of different types of play areas for a range of age groups appropriate to their needs. These recommendations are outlined in *The Six Acre Standard* (NPFA 1992). The NPFA identifies 3 categories of play provision for new housing development and redevelopment. The main characteristics are as follows:

Facility	Max. Walking Time From Home (minutes)	Max. Walking Distance From Home (metres)	Activity Zone (min. size)	Total Including Buffer (min. size)	Nearest House (property boundary)	Characteristics
Local Area for Play (LAP)	1	100	$100m^2$	$400m^2$	5m from activity zone	Small area of open space for low-key games or play. Should include appropriate play features and seating for accompanying adults. For 4-6 yr. olds.
Local Equipped Area for Play (LEAP)	5	400	$400m^2$	$3,600m^2$	20m from activity zone	Play area for children of early school age. Should include at least 5 types of play equipment and seating for accompanying adults. For 4-8 yr. olds.
Neigh-bourhood equipped area for play (NEAP)	15	1,000	$1,000m^2$	$8,400m^2$	30m from activity zone	Play area serving a substantial residential area. Should include at least 8 types of play equipment, kickabout & wheeled play areas, and seating for adults and teenagers. For 8-14 yr. olds.

APPENDIX 4.

Extracts from Wokingham District Council's supplementary planning guidance, Planning Obligations, Principles And Practice.

The following sections from the document are included:

- Introduction
- Appendix D: Provision of Community Facilities
- Appendix H: Movement Infrastructure provision
- Appendix J: Provision of Recreation and Leisure Facilities

Adopted Supplementary Planning Guidance.

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PLANNING OBLIGATIONS: PRINCIPLES AND PRACTICE.

The Provision Of Service And Amenity Infrastructure Related To New Development In The Wokingham District.

1.0 INTRODUCTION

1.1 This guide sets out the District Council's requirements for developers' contributions towards service, amenity and infrastructure improvements. The guidance will enable developers to be aware at an early stage in the development process what infrastructure, services and facilities may be sought and how they are to be provided. It will enable developers to take planning obligations into account when formulating their development proposals and costs. This is only guidance and must not be considered a definitive list of potential planning obligations. The Council will regularly review this guidance to take account of, for example:

- Changing Government guidance
- Changing needs of the District
- Adoption of new Development Plans
- Development taking place
- Experience gained through negotiating and securing contributions

1.2 Infrastructure, service and amenity facilities are a key issue within the Wokingham District. The planning system should operate in the public interest and should aim to foster sustainable development, providing homes, investment and jobs in a way that adds to rather than detracts from the quality of the environment. These objectives are achieved through the preparation of development plans and exercise of development control functions. In granting planning permission, or in negotiating with developers, the Council may seek modifications or improvements to the proposals submitted for their approval.



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1.3 The Council may grant permission subject to conditions and where appropriate may seek to enter into planning obligations with a developer regarding the use or development of the land concerned or of other land and buildings. The Council will use planning conditions that satisfy the policy tests of Circular 11/95 and shall not enter a planning obligation that requires compliance with the conditions imposed on a planning permission. Such an approach would entail unnecessary duplication. Planning Obligations shall be sought where they are necessary to make a proposal acceptable in land-use terms and may relate to matters other than those covered by a planning permission, provided that there is a direct relationship between the planning obligation and the planning permission. Further advice on the statutory framework for planning obligations can be found in Annex A of Circular 1/97.

1.4 To address this, the Council is setting out clearly the standards for the provision of common types of infrastructure, services and amenities, which the Council considers, are directly and reasonably related to new development. The Local Plans provide for substantial quantities of new development in the District in the next few years. It is essential that in association with these developments proper provision be made for services, amenities and infrastructure.

1.5 The Council aims to develop, improve and fulfill local social, economic, health and environmental aspirations by leading, advising and supporting our local communities. By seeking to secure the appropriate levels of developer contributions, which are permitted by planning legislation, the Council considers that it is working towards achieving these community aspirations. This guidance has been written following an examination of both experience and examples of best practice used by other Councils in the Country. This guidance has been tailored to local circumstances and does not seek to imitate other guidance.



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1.6 Appropriate contributions will be negotiated with all developers of sites of 10 or more dwellings, or the residential development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development comprises 10 or more dwellings. Non-residential development involving 500 square metres or more of employment/ commercial space or development carried out on a site having an area of one hectare or more. The thresholds are in accordance with the General Development Procedure Order 1995 that define "major" development and those defined as being major sites in Berkshire for monitoring purposes. In addition, where a development of less than 10 dwellings takes place in close proximity to or as an extension to another development then the Council will consider whether any contribution is justified by the cumulative impact of the developments. These thresholds exclude the affordable housing requirements that are subject to separate guidance contained in Circular 6/98.

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2.0 CONTEXT

The National Legislative Framework and Guidelines

2.1 The District Council recognises the legal powers and advice contained in the following documents and other relevant guidance in force. At the time of writing the main elements were:

- **Highways Act 1980 (Sections 38 and 278)**
- **Housing Act 1985 (Sections 8, 9 and 17)**
- **Local Government Act 1972 (Section 111)**
- **Crime and Disorder Act 1998 (Section 17)**
- **DoE Circular 11/95**
- **Town and Country Planning Act 1990 (Sections 106 and 227)**
- **DoE Circular 1/97**
- **Water Industry Act 1991 (Sections 41, 98 and 104)**
- **DoE Circular 5/94**
- **DoE Circular 6/98**

Further advice is provided throughout the Planning Policy Guidance (PPG) documents and Department for Transport, Local Government and the Regions (DTLR) Circulars. These can allow the use of planning obligations for specific land uses or situations. This list is not intended to be exhaustive and other powers may also be appropriate for particular cases.

2.2 Providing a context for the use of obligations is Planning Policy Guidance Note 1 (PPG1) *General Policy and Principles* that states that the availability of infrastructure is a material consideration. PPG 12 *Development Plans and Regional Planning Guidance* states that the development plan has to show how development will be served by infrastructure. In addition it states "*the capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all development plans*".



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2.3 Section 106 of the Town and Country Planning Act 1990 provides for any person with a legal interest in land to enter into certain types of obligation whether by agreement or unilaterally. An obligation may:

- restrict the development or use of land;
- require specified operations or activities to be carried out in, on, under or over the land;
- require the land to be used in a specified way; and
- require a sum or sums of money to be paid to the local planning authority on a specified date or dates, or periodically.

And the obligation may:

- be unconditional or subject to conditions;
- impose any restriction or requirement mentioned in the first three bullet points above either indefinitely or for any such period or periods as may be specified*; and
- if it requires a sum or sums of money to be paid (including periodical sums), require the specified* amount be paid indefinitely or for a specified period.

*In the above cases, the word 'specified' means specified in the instrument by which the planning obligation is entered into (Section 106(13)).

However, the benchmark that the Council will be use, if it comes to a test, will be the relevant policy guidance in Circular 1/97, which presents a much narrower interpretation of these provisions.

2.4 A planning obligation is enforceable by the local planning authority against the person entering into it and any person deriving the title to the property from that original person (See paragraph 3.18). It can subsequently be modified or discharged by agreement, or upon application to the Council (with appeal to the Secretary of State) after a period of 5 years.

2.5 Case law has established that there must be a connection between the planning obligation and the planning permission sought. Where such a connection is demonstrated, the local planning authority can decide the weight to be given to the obligation in determining the application.



Circular 1/97: Planning Obligations

2.6 This Circular provides advice where local authorities can seek developer contributions to infrastructure, service and amenity requirements arising from new developments. Planning obligations have a positive role to play in the planning system. Circular 1/97 emphasises the need for any contributions that are required from a development to meet five stringent tests. Contributions should be:

- *relevant to planning;*
- *necessary;*
- *directly related to the proposed development;*
- *fairly and reasonably related in scale and kind; and*
- *reasonable in all other respects.*

2.7 Planning Obligations must be operated in accordance with the fundamental principle that planning permission may not be bought or "sold". The Circular indicates that local planning authorities and developers should place more emphasis on the overall quality of a development proposal rather than on the number, nature and value of any planning benefits that can be obtained or offered. Used properly, developer contributions can remedy genuine planning problems and enhance the quality of development. It is not the intention of Circular 1/97 to impose an open-ended "development levy".

CRIME AND DISORDER

2.8 In October 1998 the Government introduced the Crime and Disorder Act. This placed a new statutory duty on the Council and Thames Valley Police to work together in Partnership with other agencies and organisations to address issues of crime and disorder.

2.9 'Levels of Crime' are now included in the Government's headline indicators of sustainability, and the science of designing out crime can now give strategies to address many kinds of offending which are influenced by the design of the built environment.



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2.10 Land-use planning implications are an integral part of a development itself e.g. layout and siting of facilities. The Council in partnership with Thames Valley Police has produced design guidance note A6 "Designing to reduce the opportunity for crime". The Council may seek developer contributions that address these issues and secure a safer environment. Areas where planning obligations may be sought include:

- Proper lighting and physical security measures
- Road Safety
- Safe routes to school
- Youth provision
- CCTV
- Good surveillance from development of the open space and communal areas

2.11 A developer will be expected to provide evidence that issues of crime and disorder have been fully considered as part of a planning application and that this is reflected in the layout etc of a development.

DEVELOPMENT PLANS

Berkshire Structure Plan 1991 - 2006

2.12 The Adopted Berkshire Structure Plan 1991 – 2006 (Incorporating Alterations adopted in August 1997) sets out in Policy LD6 that:

Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.



To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are:

(i) needed to enable development to take place;
(ii) directly related to the proposed development; and
(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

Wokingham Local Plans

2.13 Wokingham District's Adopted South East Area Local Plan and Loddon Area Local Plan continue to apply. The District Council does have a more up to date Wokingham District Local Plan, which was placed on Deposit from 21st October to 2nd December 1997. The Local Plan Inquiry commenced on 6th October 1998 and closed on 29th November 2000. The Part One Local Plan Inspector has already reported on Chapter 6.0 "Major Development South of the M4 Motorway". The Part Two Local Plan Inspectors reports on the rest of the Local Plan are expected towards the end of 2001. A version with the current proposed amendments highlighted was published in the District on 1st February 2000.

2.14 The Council is using the policies and proposals contained in the Deposit Draft (As Amended) as the policy of the Council for development control purposes pending its adoption as a statutory local plan. For the sake of clarity both the District Local Plan Deposit Draft and the Loddon Area / South East Area Local Plan policies remain referred to throughout the document.



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2.15 Policy WOS4 of the *Wokingham District Local Plan (Deposit Draft, As Amended)* is the relevant policy and states that:

POLICY WOS4: SERVICE, AMENITIES AND INFRASTRUCTURE REQUIREMENTS FOR NEW DEVELOPMENT
Where development is acceptable in principle, under the policies of this plan, development proposals will be expected to have regard to existing levels of infrastructure, services and amenities.

Where the development gives rise to the need for the provision of new or extended public and community services, permission will not be given until the Planning Authority is satisfied, by imposing conditions, or where these are not appropriate or adequate, by seeking a legal agreement, that an appropriate level of infrastructure, services and amenities required as a consequence of, and directly related to the development is capable of being and will be provided within the timescale of the proposed development in accordance with an agreed phasing programme.

The Council will produce supplementary planning guidance regarding the implementation of this policy.

2.16 Two of the three adopted local plans for the District contain the following infrastructure policy:

LPS1 / SPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS

Where development which is acceptable in principle under the policies of this plan gives rise to the need for the provision of new public and community services, permission will not be given until the District Planning Authority is satisfied, by seeking a legal agreement where necessary, that an appropriate level of infrastructure, services and amenities required as a consequence of and directly related to the development is capable of being and will be provided at the appropriate time in the development process.

2.17 This policy is not contained within the *Green Belt Local Plan for Berkshire (1985).* This was prepared prior to the consideration of planning obligations and policy relating to this. However, the requirements contained in Policy LD6 of the Berkshire Structure Plan 1991 - 2006 supersede this.



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2.18 As Supplementary Planning Guidance (SPG) adopted by the Council, this guidance is a material consideration to be used in the determination of planning applications and the Council expects applicants to consider and meet those infrastructure and community requirements as set out in this guidance. It will form the basis of discussions on individual planning applications with the aim of creating planning obligations.



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3.0 IMPLEMENTATION

Taking requirements into account

3.1 Early notification of the District Council's requirements will allow landowners and developers to take account of the additional costs and resources when undertaking development appraisals of sites. They may have to take into account several types of contribution (E.g. Open Space, Car Parking and Community Facilities) to calculate the development value of a site.

3.2 Staff in the Development Control Section of the Environmental Services Department act as the first point of contact. They will be pleased to discuss the Council's requirements with developers at the preliminary stages of their development appraisals, and to liaise with their colleagues in other services. They will preserve the confidentiality of such contacts and may be able to give further contact names for specialist topic areas in the Council. This guide sets out the general level of planning obligations. However, some proposals may be subject to other requirements such as river maintenance and management or new needs generated by the development.

3.3 Planning obligations prior to the granting of planning permission will cover the District Council's requirements for services, amenities and infrastructure. Developers should allow sufficient time to negotiate and prepare such planning obligations. In making an assessment for any planning obligation, it will be for the Local Planning Authority to make the final decision, having taken into account comments and recommendations made by others.

Action by the Council

3.4 Flowcharts showing all likely procedural stages of the consideration of Planning Obligations from pre-application advice to the granting of a planning permission by the Council are attached to this guidance.



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3.5 Councillors are able to publicly debate the contents of section 106 agreements at the Development Control Committee. There is scope for input by members and effective negotiation by officers with developers depending on the individual planning application. Under the Councils protocol, Councillors cannot negotiate directly with developers or their representatives. In law an individual Councilor cannot make a decision on behalf of the Council. Councillors input must be through Officers in the Development Control Section of the Environmental Services Department or public debate in Committee.

3.6 In accordance with Circular 1/97 the Council will not fetter its judgement of planning obligations because the developer has offered a contribution. A planning application linked with an offer of a contribution that is incompatible with the Council's planning policies will not be considered favourably. Developer's contributions will not "buy" planning permissions and consents on unacceptable schemes or sites.

3.7 The Council will not accept any poorly designed schemes because of potential planning obligations from developers. For example, the quality of building materials and landscaping shall not suffer in order for the developer to meet the Council's requirements for planning obligations such as affordable housing.

3.8 In making provision for Infrastructure, Services and Amenities controlled by this Council, all relevant planning policies, development briefs and planning guidelines and any other relevant strategies such as the Local Transport Plan for example will be taken into account. The areas of provision that would normally be considered by this Council are set out below. Some of these areas of provision are set out in more detail in the separate appendices attached to this guidance. The absence of detailed guidance does not negate a potential need in respect of planning obligations. The ultimate tests for planning obligations are not those set out in this supplementary planning guidance but those within Circular 1/97 and case law. Each application has to be considered on its own merits. The Development Control Case Officer should be the first point of contact in discussions on potential planning obligations. The Case Officer can inform applicants or their agents upon what information a need is based.



3.9 The main areas include the following topics:

- *Affordable Housing*
- *Education Provision*
- *Transport and Movement (including Travel Plans)*
- *Community Facilities (including Health Care & Social Services)*
- *Sport, Recreation and Leisure*
- *Library Services*
- *Landscape and Biodiversity*
- *Waste Disposal & Recycling*
- *Air Quality*
- *Berkshire Fire & Rescue Facilities*
- *Local Plan Sites (To be published later in 2002)*
- *Flood Risk & Pollution (To be published later in 2002)*
- *Community Projects*
- *Archaeology*

3.10 Some planning obligations may require provision on or off-site. Where development requires improvements to transport and movement, proposals should consider measures to meet the needs of motorised travel, public transport, cyclists and pedestrians. Developers should in all cases check the Council's current published documents to establish both policies and local need.

3.11 The majority of developments by themselves may not warrant major investment in new infrastructure, services or facilities. For example, a development of ten houses in itself would be of insufficient size to require an extension to a primary school or health centre. However, a number of small developments are likely to have a cumulative impact on existing infrastructure, services and facilities and those responsible for their provision will find it more cost effective to make a single improvement after a number of small developments have been developed.



3.12 The level of contributions required will depend on the size and form of the development and the nature, location, extent and use of the existing facilities towards which contributions are being sought. The payments will be subject to legal agreements where by money will be spent locally on improvements to meet the needs of the development from which the payments were sought. In the event of a cash sum being required, this will be placed in a fund controlled by the organisation responsible for the provision of that service or facility, and reserved for that purpose.

3.13 A "Commuted Sum" involves a payment in lieu of services or infrastructure that cannot, or in policy terms should not, be accommodated on site. For example, if parking spaces cannot be accommodated on site, the Council will use a money payment to either provide or improve existing public car parking nearby, or to improve access by modes of transport other than the car.

3.14 It is important that both conditions and legal agreements are clear and transparent to all parties. The type and amount of contributions required, whether material or financial, and the time at which they are to be paid must be clearly and unambiguously stated. The Council will seek that planning obligations are:

- Concise and clear in their purpose.
- Acceptable in all other respects taking account of case law and advice in Circular 1/97.
- Accurate. All those with an interest in land must be signed up to it. The obligation should clearly identify the land, and be clear in its wording.

3.15 With regard to commuted sums, as with any planning obligations, the tests set out in the circular have to be met. As the commencement of development can be delayed and in the case of major schemes which are the subject of section 106 agreements, implementation can take several years. To maintain the value of contributions any payment due to the District Council as the development progresses, will be subject to an increase to reflect changes in the Building Price Index. This additional payment will be calculated by changes in the Index between the date the payment is agreed and the date the payment is made.



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3.16 The applicant will be expected to pay the Council's Solicitor legal costs in connection with the preparation and execution of an agreement. The Council's Solicitor will require an undertaking from the Solicitor acting on behalf of the applicant to pay the Council's reasonable legal costs in full whether or not the agreement is completed.

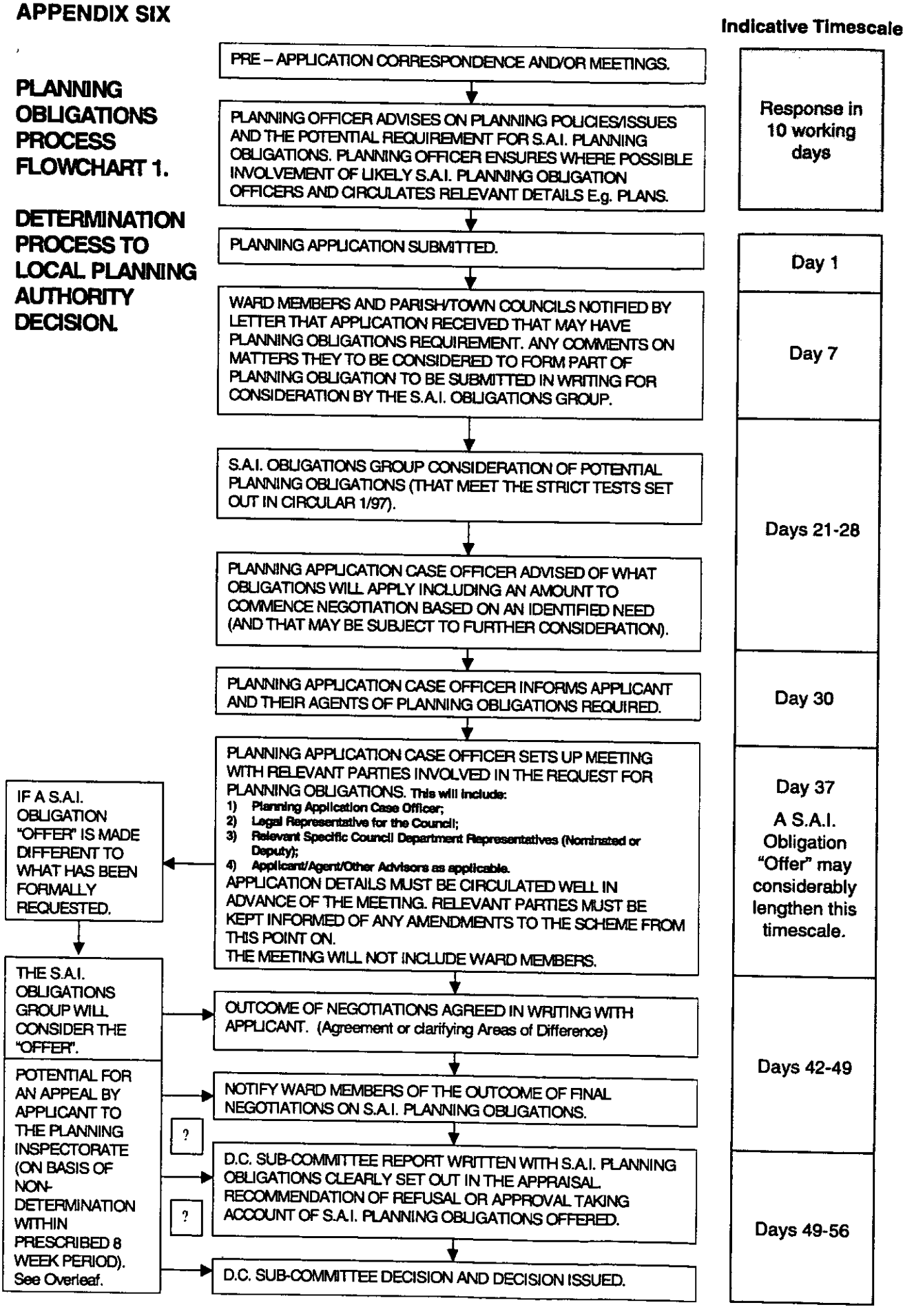
3.17 The developer will be expected to produce unilateral obligations promptly in the event of an appeal(s).

3.18 Any legal agreements requiring developer contributions will be enforceable against any future freehold or leasehold owners of the land who may derive the title from the person who originally entered into the agreement. This would include subsequent freehold or leasehold owners of any property developed on a site but not usually individual householders.

APPENDIX SIX

PLANNING OBLIGATIONS PROCESS FLOWCHART 1.

DETERMINATION PROCESS TO LOCAL PLANNING AUTHORITY DECISION.



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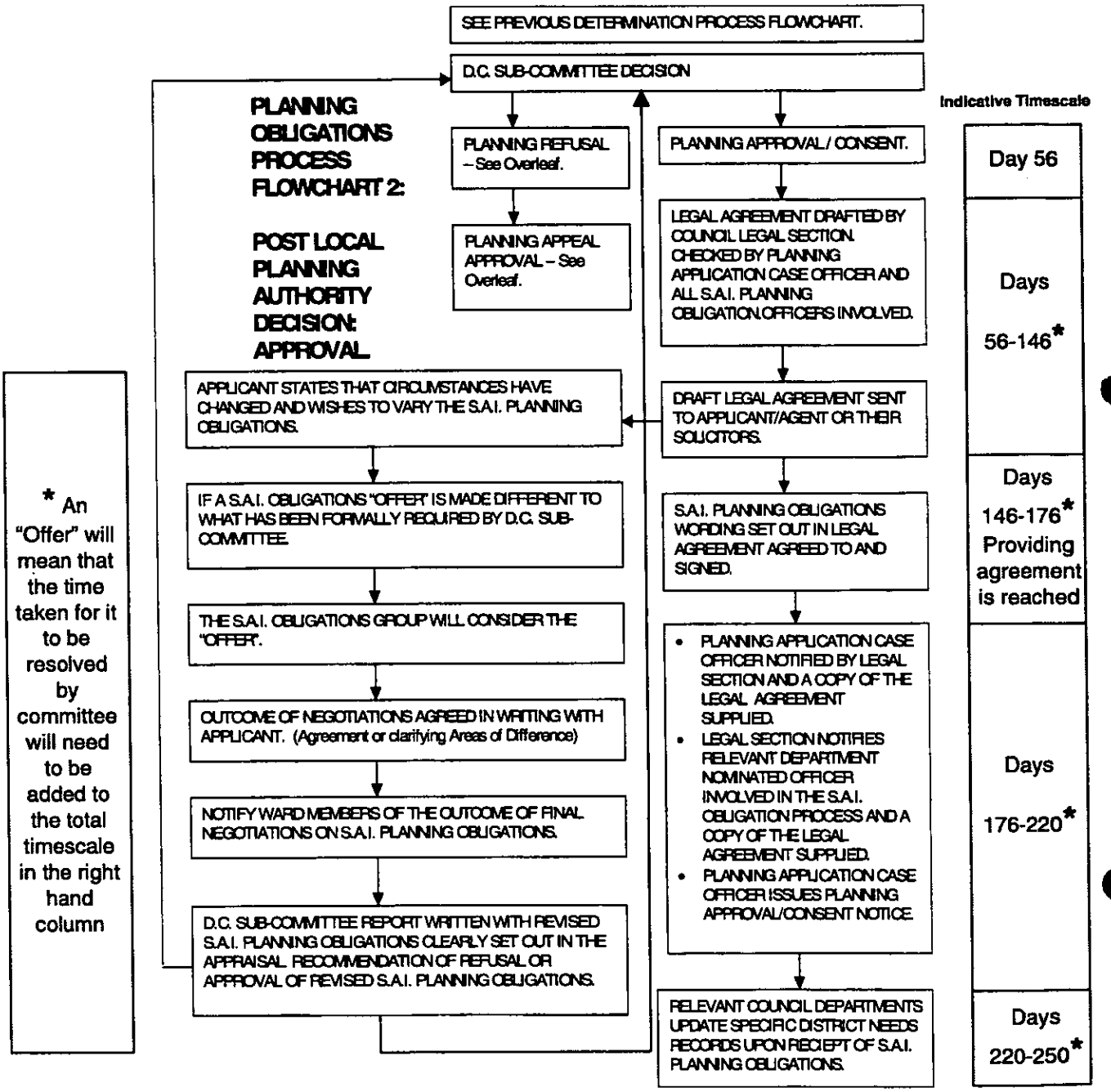
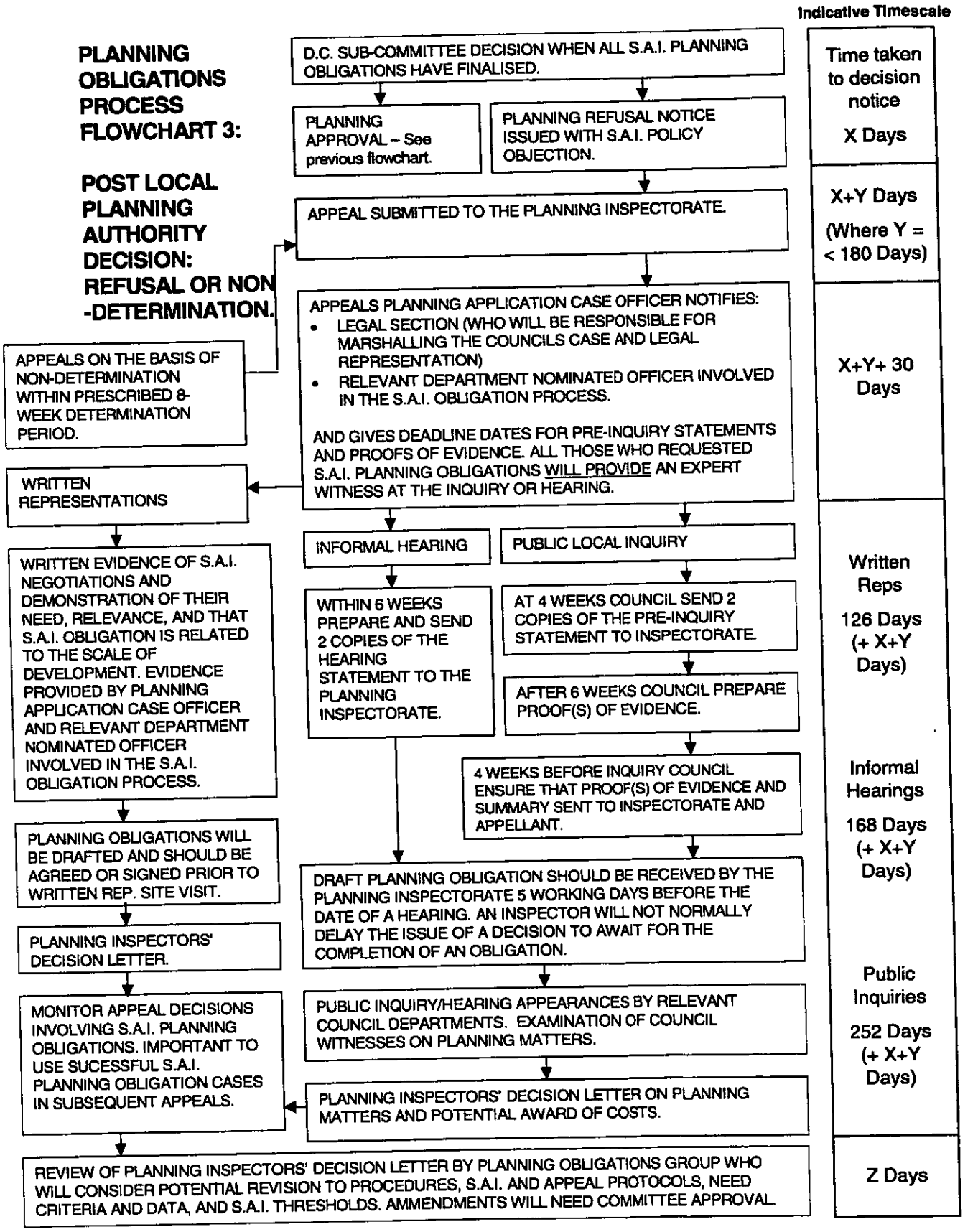


APPENDIX SIX



Adopted Supplementary Planning Guidance.

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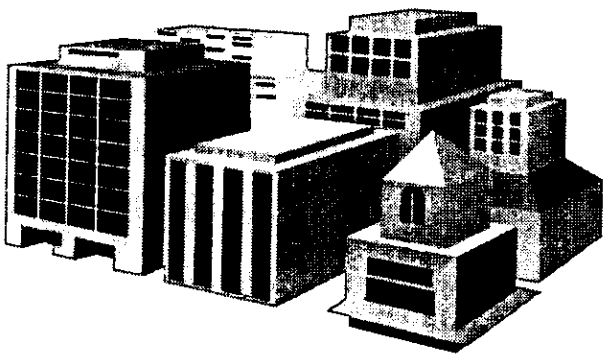

APPENDIX D: PROVISION OF COMMUNITY FACILITIES.

D1.0 INTRODUCTION

D1.1 The Council working in partnership with local councils and other organisations is committed to ensuring that new development meets its own needs. Full public access to a wide range of community facilities provides opportunities for all to be involved in community activity, which helps to enhance their general quality of life. Local provision also contributes towards sustainability by reducing the need to travel. Where existing facilities do not have sufficient capacity or require additional or upgraded facilities to meet the additional demands placed upon them by the proposed development, applicants for planning permission will be expected to contribute towards the improvements to community facilities made necessary by their development.

D1.2 **National Guidance**
Planning Policy Guidance Note 1 (PPG1) *General Policy and Principles* states that the availability of infrastructure is a material consideration. PPG 12 *Development Plans and Regional Planning Guidance* states that the development plan has to show how development will be served by infrastructure. In addition it states
"*the capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all development plans*".

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D1.3 **Regional Planning Guidance**
Regional Planning guidance for the South East (RPG 9) contains a vision of encouraging economic success throughout the region, ensuring a higher quality of environment with the management of natural resources, opportunity and equity for the Region's population, and a more sustainable pattern of development. As such, community facilities are an important part of the key development principles set out in the introduction to the Plan. It is a material consideration in a number of the plan policies such as those contained in Chapter 3, Policies Q2, Q6 and Q8 that relate to community facility provision.

D1.4 **Development Plans and Other Guidance**
The *Adopted Berkshire Structure Plan 1991 – 2006 (Incorporating Alterations adopted in August 1997)* Policies OS1 – *The Overall Strategy*, LD6 – *Provision of Infrastructure, Services and Amenities*, and LD8 – *Development and Benefits to the Wider Community* are relevant.
The District Council's policy for Community Facilities within new developments is set in the *Wokingham District Council Local Plan Deposit Draft (As Amended)*, (February 2000) Chapter 11.0 *Infrastructure and Community Facilities* - policies WIC1 – WIC10 inclusive. In the previous adopted local plans - Loddon Area /South East Area Local Plan – Policy LR14/SR14 apply.

D2.0 REQUIREMENT FOR COMMUNITY FACILITIES

D2.1 The need for community buildings/facilities should be assessed at the beginning of the planning process. The Council as at December 2001 is carrying out a Community facility review known as the "*Community And Leisure Facilities Audit*". The results of this baseline review will be used to develop plans, policies and strategies. The document will highlight areas with deficiencies, at capacity or with spare capacity. It will form a factual basis to any future negotiations with applicants.



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D2.2 Planning applications will need to contain information as to how the proposal complies with this guidance and development plan policies. If community buildings/facilities and their management are required as part of a development, the provision of such facilities should form part of the planning application. The proposed layout of the development should include the location of community buildings/facilities.

D2.3 The specific use and functions of community buildings/facilities should be subject to:

(a) pre-application discussion with relevant Council staff; and
(b) public consultation.

This will ensure that they meet the needs of the locality and local community groups.

D2.4 If the specific use and type of building required can be identified at an early stage, then they can be provided as part of the development by the developer and included in the planning application. However in other circumstances it may be appropriate for the developer to provide a serviced site, to be identified within the planning application, and a commuted sum for the provision of buildings/facilities by town, parish or district council at a later date.

D2.5 On smaller residential development sites where the need for community facilities / buildings generated would not require the full provision on site, a commuted sum will be sought to enable the enhancement or extension of facilities nearby, for clearly set out purposes and within a reasonable timescale.

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D3.0 Community halls (including youth and community provision).

D3.1 Youth work is important. Across the country it provides the personal and social development opportunities important to young people. The Government's view of how youth and community issues can be addressed are set out in DfES document "*Transforming Youth Work*". The Council will also use "*Quality develops – towards excellence in youth services*", a document written by the National Youth Agency and supported by the Local Government Association. The challenge for contemporary youth policy is to ensure that all young people, wherever they are growing up, have constructive opportunities to extend their learning and access to quality support. Young adolescents need safe places to go and a sense of belonging to a valued group. They need activities that enable them to develop personal and work skills and a sense of responsibility.

D3.2 The District Council has a standard for Community Facilities within new developments of a Hall of 220sq.m. with associated parking facilities per 2000 people. Provision or extension of a Community Hall will be sought in connection with new development. In cases of development with a population of 2,000 or over on-site provision will normally be appropriate. This can include mother and toddler group use.

D3.3 For smaller developments an extension to existing community facilities will be sought when the existing facilities have no spare capacity to serve the needs of the additional residents occupying the new development.

D3.4 The buildings will need to be designed to meet local community needs and will need to be capable of accommodating as wide a range of uses as possible, such usage must include both Youth and Community Provision. In addition, new development may generate a need for a community development officer, employed by the Council. This will be from the inception of the development until a degree of geophysical and/or population growth stability has been achieved.



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D3.5 The Youth & Community Service operates facilities that provide for social education work with 13 – 19 year olds, in accordance with DfES Transforming Youth Work standards. Provision has to be designed to encourage access by young people. This requires that facilities be centrally located and provide a range of spaces i.e. social/meeting areas as well as activity spaces. The location should not bring young people into conflict with other residents. Youth staffing will be an important factor for providing individual support, information, advice, counselling. Such provision will be clearly related to the need generated by a new development and be time limited. The Council will give an undertaking to continue this work, whilst a need continues to exist.

D3.6 In certain cases it may be more appropriate to provide an extension of an appropriate size to existing facilities. Where a number of developments result in an incremental increase of population over the above threshold a contribution will be sought proportionate to the increase that will be put toward the provision of an identified community hall provision within the locality. This extension must be suitable for both Youth and Community provision.

D4.0 **Churches and local organisations**

D4.1 The District Council in seeking buildings for community groups facilities, will use Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) policy WIC8. The Council will has a standard of 0.1 hectare of land per 1000 people.

D4.2 Other organisations in the voluntary sector provide essential community facilities the need for which increases with additional development. Provision of land for such groups will be sought where (together with the existing population) a community of 2000 people or more will be created. Where the new development represents the major part or the whole of the new community on-site provision will normally be appropriate.



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D4.3 This provision is intended to ensure the availability of sites for buildings for youth and community groups (such as scouts, guides and churches) which cannot be accommodated in a general-purpose community hall/Youth and Community Centre.

D5.0 **Provision of Public Art**

D5.1 The District Council in seeking Provision of Public Art, will use Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) policy WBE 7. The Council will seek to ensure that a percentage of the capital cost of a development project is set aside for artistic enhancement. Other sources of information to assess the planning obligation are the *Wokingham Leisure Strategy* – (June 1997) and The Arts Council – *Percent for Art Scheme.*

D5.2 Public Art is artwork including sculpture, water features, mosaics, murals, poetry, and brick carving, in the public realm for general enjoyment. The Council wishes to encourage art in public places and to this end supports the *Percent for Art* concept for the Arts Council. Where new development changes or creates new public places, the District Council will encourage and support the provision of public art.

D6.0 **Health**

D6.1 The District Council in seeking Provision of Health Facilities, will use Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) Policy WIC 10 and Loddon Area Local Plan Policy LPS6 and South East Area Local Plan – Policy SPS6.

D6.2 The provision of health facilities is a major concern to the public. For the larger developments the Council will consult the appropriate bodies with regard to the need for provision as a direct consequence of the development.

D7.0 **Social Services**

D7.1 The District Council in seeking Provision of Health Facilities will use Wokingham District Council Community Services Plan 1998-2001, or its successor.



D7.2 Within major housing developments, on-site facilities may be needed for use by voluntary sector playgroups, a neighbourhood worker, intensive work with families, meals on wheels and as an office base for staff working in the area. It may be possible to incorporate some of these facilities in community halls provided primarily for other purposes.

D7.3 Within a major development, the Council will also seek the provision of housing for people with mental and physical handicaps and mental health problems.

D7.4 Additional housing development may also generate the need for other facilities, not necessarily on site, including provision of community homes for children and for day care for the elderly, mentally and physically handicapped and the mentally ill.

D8.0 Community safety

D8.1 Community safety is a concept of community based action to tackle the causes of crime, disorder and anti-social behaviour. Its purpose is to obtain and maintain reductions in crime, fear of crime, disorder and anti-social behaviour in local communities. Its approach will be based on the development of a multi-agency partnership between public, private and voluntary sectors to develop and introduce community-based measures against this type of behaviour.

D8.2 In October 1998 the Government introduced the Crime and Disorder Act. The Council has to exercise its planning functions with due regard to the likely effect of the exercise of the functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. The Act placed a new statutory duty on Wokingham District Council and Thames Valley Police to work together in partnership to address issues of crime and disorder. The underlying principle is that 'Everyone has the right to be safe'. Many of the topics that come under the remit of community safety and have land-use planning aspects have been covered elsewhere in this document and/or the local plan.

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D8.3 The main ones are:

- Designing out crime in the earliest stages of development planning
- Proper lighting and physical security measures
- Good surveillance from development of the open space and communal areas
- Road safety
- Safer routes to school
- Youth provision

D8.4 A significant part of the community safety provision will be the design of the development itself e.g. layout, siting of facilities.

D9.0 LEGAL AGREEMENT

D9.1 Applicants or their Agents will be required to enter into a legal agreement with the Council to safeguard the provision of appropriate community facilities to meet the requirements of current national guidance, development plan policies and any supplementary guidance used by the Council. Financial contributions collected from development will be allocated to a fund specifically for new and improved community facilities to serve the additional population.

D10.0 FOR MORE INFORMATION

10.1 For more information about our requirements, or to receive copies of any of the documents referred to in this guideline, then please contact::

Leisure Officer
☎ Tel (0118) 974 6264
Fax (0118) 974 6135

Head of Youth & Community
☎ Tel (0118) 974 6262
Fax (0118) 974 6313

Thames Valley Police Crime Prevention Design Advisor (Berkshire)
☎ Tel (01635) 295156
Fax (01635) 295126

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Source Documents

- Wokingham District Council – *Wokingham Leisure Strategy (June 1997)* *
- *There are currently a number of studies being undertaken to look at levels of provision and to identify deficiencies in the District. Contact Gerard Kerslake / Iain Root for the latest information.*
- The Arts Council – *Percent for Art Scheme.*
- The *Wokingham District Local Plan (Deposit Draft, As Amended)* (February 2000) – Chapter 11.0*
- The *Adopted Berkshire Structure Plan (Incorporating Alterations adopted in August 1997)* 1991-2006*
- Wokingham District Council *Community Services Plan 1998-2001.*
- October 1998 *The Crime and Disorder Act*.
- Wokingham District Council *Planning Guideline A6*
- Circular 5/94
- DfEE document "*Transforming Youth Work*".
- National Youth Agency "*Quality develops – towards excellence in youth services*"

**Available from Wokingham District Council Planning Department*

Adopted Supplementary Planning Guidance.

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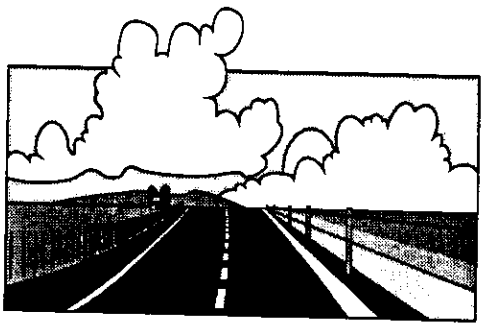

APPENDIX H: MOVEMENT INFRASTRUCTURE PROVISION.

H1.0 INTRODUCTION

National Planning Guidance

H1.1 Planning Policy Guidance Note 13 *Transport* (2001) acknowledges that our quality of life depends on transport and easy access to jobs, shopping, leisure facilities and services. It seeks a safe, efficient and integrated transport system to support a strong and prosperous economy. Land use planning has a key role in delivering the Governments integrated transport strategy. By shaping the pattern of development and influencing the location, scale, density, design and mix of land uses, planning can help reduce the need to travel, reduce the length of journeys and make it easier to access services and places by a variety of means.

Regional Planning Guidance

H1.2 Further policies and advice are set out in the Regional Planning Guidance for the South East (RPG9) – March 2001. Chapter 9 – *Regional Transport Strategy*. Transport planning is a key theme of the regional guidance. Decisions relating to the spatial distribution of land uses, mix and design need to underpin and enhance the viability of public transport. While local circumstances will influence what is possible, it is no longer acceptable to work on the premise that the car will represent the only realistic means of access.

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Development Plans and Other Guidance

H1.3 In accordance with *Wokingham District Local Plan* Policies in the Overall Strategy (Chapter One), Transport (Chapter Ten) and objectives set out in the *Local Transport Plan*, the Council will seek to reduce reliance of the private car and increase the use of alternative forms of transport.

H1.4 The transport aspects of individual development proposals will be assessed taking into account the needs of all users and the constraints of particular locations. For example, in town centre locations, it would not be desirable or appropriate for a development to provide entirely for access by private car and therefore, greater support for public transport alternatives will be sought.

H2.0 PROVISION OF TRANSPORT ASSESSMENTS AND INFRASTRUCTURE.

H2.1 Developers will be required to submit Transport Assessments on schemes likely to require planning obligations using the thresholds set out in the introductory text in paragraph 1.6 in accordance with the guidance contained within Planning Policy Guidance note (PPG) 13 *Transport* (April 2001). Transport Assessment may also be required in areas that are currently heavily congested and further guidance as to when Transport Assessments will be required can be found within PPG 13 (paragraphs 23-27 inclusive). A Scoping Study should be prepared and agreed with the Council's Highways staff via the Planning Case Officer prior to the Transport Assessments being prepared.

H2.2 Developers are expected to provide on site estate roads, footpaths, bridleways and cycleways, parking spaces, lighting and bus stops/lay-bys that are adequately connected to the existing highway network. However, the Highway staff will seek contributions towards off-site highway improvements such as cycleways, footways, road improvements and public transport so as to mitigate the potential traffic impact of the development and promote other forms of transport. Such measures could include:-

- Improved passenger information systems e.g., improved passenger information systems including passenger-waiting facilities



- Railway stations
- Park and Ride or bus/rail interchanges
- Bus lanes/priority measures
- Capital/revenue support for public transport services
- Traffic management/highway improvements
- Reinstatement of Carriageway and Footway following development.
- An entire package that is capable of forming a Travel Plan.

The effectiveness of measures to promote alternative means of transport to the car will be monitored through the use of appropriate targets. In the case of Travel Plans, the monitoring and review will be the responsibility of the developer/occupier, in consultation with the Local Planning Authority.

H2.3 The Council will require appropriate highway landscaping both on and off site and will expect provision for maintenance of such landscaping for a reasonable period of time. This should be read in conjunction with Appendix C and Appendix J of this document. Contributions will also be sought to provide adequate street lighting both within the development and where necessary on roads leading from the new development to the nearest road where street lighting already exists.

H2.4 Contributions secured by way of a section 106 agreement will include an element of design, checking and supervision fees. The Highway staff will normally require that they undertake the detailed design and supervision of major highway schemes to ensure a consistent standard and to seek a comprehensive approach where a proposal takes land in more than one ownership. The Council may be prepared in certain circumstances, based on site specifics, to let applicants' design their own scheme, subject to highway staff approval.

H2.5 For development involving a large number of heavy goods vehicles, the Highway Authority will require contributions towards the strengthening and widening of roads to carry the anticipated traffic and where appropriate, towards the cost of bringing the roads back to a standard following the completion of the works.



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H2.6 One of the key objectives of the Council's Air Quality strategy is to ensure that the air within the District is of an acceptable quality. The main source of air pollution in the District is traffic. Any material increases in traffic volumes will have consequences for air pollution. This aspect is also referred to in Appendix I.

H2.7 Where the traffic impact of the development is to be monitored as part of any agreement, with a view to taking remedial action if certain targets are not met, then air quality impacts should also be one of the matters monitored.

H3.0 PROVISION OF PUBLIC TRANSPORT FACILITIES

H3.1 To achieve sustainable forms of development, accessibility to public transport facilities will be an important consideration for both travel to and from destinations. The District Council's policies for Public Transport facilities within new developments (that require planning obligations in accordance with Circular 1/97) is set out in the following documents below:

- *The Adopted Berkshire Structure Plan – Policy T4;*
- *Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) – Policy WT11*
- *Loddon Area Local Plan – Policies LT11& 12.*
- *South East Area Local Plan – Policies ST10, 11*
- *Local Transport Plan and Accompanying Documents.*

H3.2 All development should be well served by public transport. Where provision is inadequate then the developer will be required to fund provision from the initial occupation of the development for a period whilst travel behaviour is established.

H4.0 PROVISION OF PARK AND RIDE FACILITIES

H4.1 The provision of park and ride schemes encourages the use of public transport and improves the accessibility of urban centres. They are designed so as to avoid excessive urban congestion and reduce the amount of travel undertaken by the private car. Where appropriate and in accordance with Local Plan Policies, financial contributions will be sought towards the improvement of/introduction of park and ride schemes.

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H5.0 TRAVEL PLANS

H5.1 Travel plans are one of the key mechanisms by which the Government expects local authorities to deliver its sustainable transport objectives. The aim of a travel plan is to reduce primarily the amount of single car occupancy journeys and encourage more environmentally friendly means of travel to and from all forms of development. The format and content of travel plans vary, although typically they should incorporate the following measures: -

- Designate a Travel Co-ordinator;
- Carry out survey and identify current travel needs;
- Identify from survey, potential measures and incentives to encourage the use of car sharing, walking, cycling and the use of public transport;
- Do not guarantee new staff a free parking space at the workplace;
- Guarantee non-car driving staff a free ride home in an emergency;
- Provide changing/showering facilities for cyclists;
- Install secure, covered and well lit cycle storage facilities;
- Provision of interest free loan schemes for the purchase of cycles;
- Provision of interest free loans for the purchase of bus and/or rail season tickets;
- Provide walking, cycling and public transport information;
- Structure relocation packages for new staff to encourage them to live closer to the workplace;
- Provide public transport information to visitors to advise of alternative modes of transport to the site other than by private car;

- Aim to reduce single occupancy car journeys by %targets (to be agreed) over the first five years from date the Travel Plan is approved, together with a further % reduction over the subsequent 3 years and to reduce overall car parking provision by same amount; and
- The occupier(s) thereafter annually review the Travel Plan and ensure that the aforementioned targets are maintained in perpetuity. The occupier(s) responsible to introduce further measures and incentives to achieve the same.

H5.2 The above list is not exhaustive, and it is important that any plan is tailored to suite the specific needs of the future occupiers of new development. Developers will be required to prepare a detailed Travel Plan alongside planning applications that are likely to have significant transport implications. The District Council's policy for the provision of Travel Plans within new development, is set out in the following documents:

- The Adopted Berkshire Structure Plan – Policies LD5, T1;
- Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) – Policy WT3
- Local Transport Plan and Accompanying Documents.
- Public Consultation Draft Planning Policy Guidance Note (PPG) 13 *Transport* (Oct 1999)
- DTLR Guidance

H5.3 Developers will be invited to prepare Travel Plans whose implementation would ensure a reduction in private car use compared to what it would have been in an unconstrained situation. Travel Plans should include proposals to promote alternative forms of transport to and from the site, other than the private car, and ensure a reduction in the number of car borne journeys to the site. The effectiveness of the plan will need to be monitored and measures including targets should be agreed.

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H6.0 INFRASTRUCTURE WORKS

H6.1 Roads

The District Council's policy for this provision within new developments, is set out in the following documents:

- The Adopted Berkshire Structure Plan – Policies LD5, T6,T7,T13,T14;
- Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000) – Policy WT2,WT7,WT15,WT16;
- Loddon Area Local Plan – Policies LT4 & LT5.
- South East Area Local Plan – Policies ST2 & ST3
- Local Transport Plan and Accompanying Documents.

H6.2 Cycling, pedestrian routes, footpaths and public rights of way

The District Council's policy for this provision within new developments, is set out in the following documents:

- The *Adopted Berkshire Structure Plan* –Policies LD5, T2, T3
- *Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000)* – Policies WBE9, WT9, WT10, WR18
- *Loddon Area Local Plan* – Policies LR11, LT8, LT9, LT10
- *South East Area Local Plan* – Policies SR10, ST7, ST8, ST9
- *Local Transport Plan* and Accompanying Documents
- *Wokingham District Council Cycling Strategy* – June 2000.

H6.3 Where additional traffic generated by the proposed development is such that the development cannot proceed without physical improvements to the road infrastructure, then the developer will be expected to implement such improvements that would mitigate the effects. These should be implemented before the development is occupied.



H6.4 As part of the proposals, developers should incorporate safer and more attractive routes for pedestrians. Such measures should include traffic calming, provision of wider pavements and pedestrian friendly road crossings which avoid long detours, long waits or underpasses. Where existing pedestrian facilities in the vicinity of the site are deficient, contributions will be sought to upgrade and promote links to and from the site by foot. New development, in particular new housing, will need to take into account the needs of parents and children travelling to and from school by means other than the private car and contribute where necessary to the Authority's Safer Routes to School Strategy.

H6.5 Broad costings of various highway works are available from the Highways staff upon request. Contact details are provided at the end of this document.

H6.6 **Car parking**
The availability of car parking has a major influence on the choice of means of transport, even in locations that are already well served by public transport. However, a certain level of off street parking provision may be necessary for a development to proceed, although it should not be reduced to a level where significant safety or traffic management problems would be caused. The Authority will ensure that parking standards in new development accord to the standards set out within PPG 13.

H6.7 The District Council's current parking standards are set at maximum levels. The Council is however currently reviewing its parking standards to bring them more into line with the standards set out in both PPG3 and PPG13. Until such time as the review is complete and any subsequent amendments adopted, developers will be expected to provide car parking at a level which reflects the sites accessibility public transport, and supports the Council's overall sustainable transport objectives. Consideration should also be given to crime prevention, when designing the layout of car parks and advice of the Crime Prevention Officer, Thames Valley Police, should be sought. The District Council's policy for this provision within new development, is set out within the following documents:

- *Adopted Berkshire Structure Plan* –Policies LD5, T6
- *Wokingham District Local Plan Deposit Draft As Amended* – Policy WT6

- *Loddon Area Local Plan* – Policy LT6
- *South East Area Local Plan* – Policy ST5
- *Local Transport Plan* and Accompanying Documents
- *PPG 3 – Housing*
- *PPG 13 - Transport*

H6.8 Car parking should wherever possible be provided within the curtilage of the new development. However, in the centres of Woodley, Wokingham, Twyford and Earley, on site car parking shall be considered on a site by site basis, so as to make best use of the existing public car parks in those areas and hence best use of the land to be developed.

H6.9 Where parking cannot be provided on site it has been customary for 'commuted payments' to be made to local authorities for the supply of off-site parking. However PPG 13 no longer advocates this approach and therefore commuted payments for parking will no longer be sought. Contributions however, will be sought towards measures to assist public transport or walking and cycling where the Council in accordance with policies justifies the need. This will be particularly relevant where there are no public car parking proposals, when public car parking schemes are unlikely to be implemented within a reasonable time or where there is scope to fund provision for alternative modes of transport to the car.

H6.10 As with car parking, the availability and quality of cycle parking facilities has an influence on the choice and means of travel people may make to and from development. It is therefore important that good quality on site cycle parking provision is made within the development at a standard set out within Wokingham District Council's *Cycle Strategy* document. A copy of this document can be obtained from the Transport Planning Team, on 0118 9746488.

H6.11 **Access for People with Disabilities**
The District Council's policy for this provision within new developments, is set out in the following documents:

- *Berkshire Structure Plan* –Policies LD5, T6
- *District Local Plan Deposit Draft As Amended*– Policy WOS3(e)
- *Loddon Area Local Plan* – Policy LBE 6
- *South East Area Local Plan* – Policy SBE6
- *Local Transport Plan* and Accompanying Documents

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H6.12 It is necessary that as part of any development proper provision is made for people with disabilities and that the requirements of the Disability Discrimination Act are met. Note that this guidance is not explicit and that in many circumstances the infrastructure requirements from new development cannot be identified until the Transport Assessment has been carried out.

H7.0 TRAFFIC AND MOVEMENT INFRASTRUCTURE LEGAL AGREEMENT

H7.1 Applicants or their Agents will be required to enter into a legal agreement with the Council to safeguard the provision of appropriate traffic and movement infrastructure/facilities to meet the requirements of current national guidance, development plan policies and any supplementary guidance used by the Council.

H8.0 FOR MORE INFORMATION

H8.1 For more information about our requirements, or to receive copies of any of the documents referred to in this guideline, then please contact:

Team Leader (Highway Development)
Environmental Services,
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

☎ Tel (0118) 974 6323
Fax (0118) 974 6313

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Source Documents

- Circular 1/97, *Planning Obligations* *
- Wokingham District Council *Cycling Strategy* – June 2000 *
- The *Adopted Berkshire Structure Plan 1991 – 2006 (Incorporating Alterations adopted in August 1997)* *
- The *Wokingham District Local Plan, Deposit Draft As Amended* (February 2000) *.
- The *Wokingham District Local Transport Plan* *.
- DETR PPG 13 *Transport* *
- DETR PPG 3 *Housing* *
- DETR '*Places Streets and Movement a companion Guide to DB32*'*
- IHT Guidance '*Providing for Journeys on Foot*'*

* Available from Wokingham District Council Planning Department.

Adopted Supplementary Planning Guidance.

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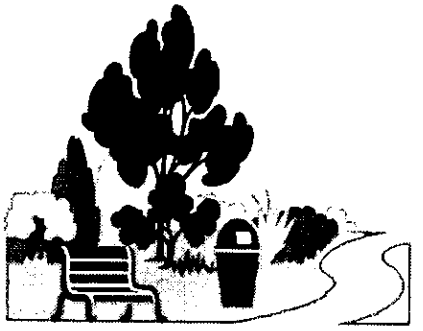

APPENDIX J: PROVISION OF RECREATION AND LEISURE FACILITIES.

J1.0 INTRODUCTION TO RECREATION AND LEISURE

J1.1 One of the roles of the Council is to enable and co-ordinate the provision of recreation and leisure facilities to meet the needs of all those within its community. The land-use planning system makes an important contribution to this function.

J1.2 This guidance must also be read inconjunction with other appendices in the Planning Obligations Document. Recreation & Leisure Facilities may also relate to, and include elements of guidance included in other appendices attached to this document. For example, a requirement for community and amenity facilities may relate also to Landscape & Nature Conservation (See appendix C), and Community Facilities (See appendix D), amongst others.



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J1.3 **National Planning Guidance**

Sport and recreation are activities with major land-use planning implications. There is an awareness of the importance of Sports and Recreational facilities of all kinds in our towns and cities, and increasing use of the countryside for these purposes. Planning Policy Guidance Note 1 (PPG1) *General Policy and Principles* that states that the availability of infrastructure is a material consideration. PPG 12 *Development Plans and Regional Planning Guidance* states that the development plan has to show how development will be served by infrastructure. In addition it states

"*the capacity of existing infrastructure and the need for additional facilities should be taken into account in the preparation of all development plans*".

PPG 17 *Sport and Recreation* (1991) acknowledges that sport and recreation are important components of civilised life. Participation can help improve the individuals' health and sense of well being; promotion of sporting excellence can help foster civic pride. It has an important social and economic role. Such opportunities should be available for everyone, including the elderly and those with disabilities for whom access to facilities is especially important. The Council will consider and take into account where appropriate, any advice contained within the Consultation Draft of PPG 17 (March 2001).

J1.4 **Regional Planning Guidance**

Recreation and leisure aspects form part of the key development principles that will define the pattern of development of the Region to ensure its continued environmental, economic and social health. Chapter 5 deals primarily with recreation and leisure issues in the rural and urban areas.

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J1.5 **Development Plans and Other Guidance.**
This is set out for the basis of establishing need and implementation of planning obligations in the next section. Recreational provision include areas of open space, sporting and recreational facilities (e.g. Public Rights of Way, bridleways, changing facilities, pavilions, tennis and other courts, running tracks, basketball hoops, various sports pitches and associated buildings). The need for leisure and recreational space and buildings/facilities should be assessed at the beginning of the planning process. The Council as at December 2001 is carrying out a Community facility review known as the "*Community And Leisure Facilities Audit*". The results of this baseline review will be used to develop plans, policies and strategies. The document will highlight areas with deficiencies, at capacity or with spare capacity. It will form a factual basis to any future negotiations with applicants.

J2.0 REQUIREMENT FOR PUBLIC OPEN SPACE FACILITIES IN RESIDENTIAL DEVELOPMENT

J2.1 The District Council's policy for public open space within new developments is set in the *Wokingham District Council Local Plan Deposit Draft (As Amended)*, (February 2000) policy WR7 – *Provision of public open space in new residential development.*

J2.2 A standard of 4.3 hectares of open space 1,000 population has been adopted by the Council, which is considered a reasonable size to accommodate various recreational facilities in demand by the local population.

J2.3 This open space is intended to provide both for active and passive recreation. The balance between various types of open space is set out in the District Plan along with definitions. The 4.3 hectares should comprise of the following categories.

Pitches and recreation grounds	1.6 – 1.8 ha/1000 population
Children's Play Areas (equipped)	0.2 – 0.3 ha/1000 population
Casual/Informal Play Space	0.4 – 0.5 ha/1000 population
Amenity Open Space	2.0 ha/1000 population
Allotments	0.1 ha/1000 population



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J2.4 The District Council is currently working to the figure of 2.7 persons per dwelling to calculate development populations. This figure was established, in evidence, given at the Wokingham District Local Plan Inquiry.

J2.5 This balance may be varied in individual circumstances to take account of local provision and site characteristics, for example a development of predominantly retirement dwellings will have a lesser need for playing pitches, but may generate more demand for bowls for instance.

J2.6 The open space provided must be well located to the rest of the development and be of a usable size and shape. For larger residential developments further guidance will be set out in development briefs.

J2.7 The council does not consider that balancing ponds represent useable open space and they will not therefore be taken into account for the purposes of calculating areas of open space provision. But they can, if attractively landscaped, or contribute to biodiversity of acknowledged importance, be a good environmental asset in its own right. This would be taken into account in any decision using Appendix C of this guidance.

J2.8 The provision sought will include essential facilities connected with it, such as play equipment, changing facilities / pavilions and equipment suitable for teenage groups such as shelters, basket ball hoops and goal posts for informal social and recreational purposes. This should also be read in conjunction with section 3.0 of Appendix D regarding youth and community provision.

D3.0 DESIGN DETAILS

D3.1 The Council in partnership with Thames Valley Police will consider community safety aspects in the design of any development involving recreational and leisure aspects. The Council may seek developer contributions that secure a safer environment. Developers should ensure that prospective purchasers of the dwellings are clear as to the specific use of areas of open space within the developments, particularly equipped areas.



D3.2 Children's play areas

The required design standards for play areas are set out in Appendix 6 of the District Plan giving details of size, content and location. The District Council, particularly with regard to the location, will strictly adhere to these standards. Play areas should be provided on the development site, except where for example two small sites are adjacent and could through the need generated by that proposal be accommodated in off site provision nearby. They should be located where they can be overlooked from adjoining homes to allow informal supervision whilst also being located so as not to cause undue disturbance to residents. To this end the District Council has adopted the National Playing Field Associations standards for buffer zones as its minimum requirements. The required buffer zones can either be included within the requirements of open space provision or made up of highways, or other suitable land uses. There is not a requirement for more land.

D3.3 Informal play space

Where this category provides kickabout areas they should be of sufficient size to be usable by older children and they should be located so as not to cause undue disturbance to residents. Appropriate equipment should also be provided.

D3.4 Playing fields

(A) In some cases playing fields may be more appropriately provided away from the site, particularly if they can be provided in conjunction with or located close to existing or proposed playing fields. However, these off-site locations should be within a reasonable distance of the residential development providing it. Both on and off site provision will require the developer to lay out the pitches and provide pavilions with changing rooms and parking. Applicants should liase with Thames Valley Police and design in security with any proposal including parking areas at risk from car crime.



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(B) The Development Control Officer should be supplied with details on the size and layout of all open space provision to be included within a residential development at the pre application stage. They will consult the Head of Arts and Leisure and Landscape Officer. The Development Control Officer will report back relevant comments. This will allow an input by the District Council to ensure that standards are conformed to from the early stages. This should facilitate the speed of decision making when an application is submitted for consideration. Developers will be expected to lay out all open spaces in accordance with the final plans approved by the Development Control Officer.

D3.5 Maintenance and Transfer of Open Spaces and Play Areas

(A) The District Council will normally be prepared to adopt and maintain properly laid out public open space and play areas within residential areas, subject to a payment by the developer of a commuted sum.

(B) The open space will be transferred to the Council once is has been laid out, fully equipped and maintained for a minimum period of 12 months to the satisfaction of the District Council.

(C) The commuted sum for maintenance is payable on the transfer of the land. The figure is calculated using the current contract prices for maintaining the open space, as detailed in the approved landscape plans, or play area. This figure is multiplied to establish a 20-year maintenance figure, which allows for inflation of the contract prices.

(D) Planning permission for developments will be subject to a legal agreement that will include all the above details. Commuted sums within these agreements will be index linked from the date the agreement was signed.

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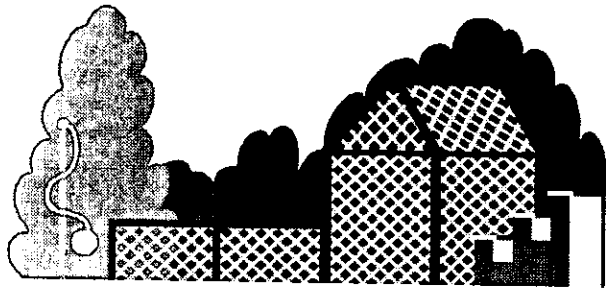
(E) If developers do not intend to offer these areas for adoption, the Council will need to be satisfied that alternative arrangements have been made for their long-term maintenance.



D3.6 **Off site provision**

(A) In some circumstances, (especially for small developments where it is not practical for open space to be provided on site as it would be too small to be usable for the purpose intended), it may be more appropriate to seek off site contributions. These would be put towards the extension or enhancement of existing open space in the locality so that the needs arising from the development can be met. The key element will be the cumulative effect of the development and its triggering of the thresholds.

(B) Any contribution will be proportionate to the scale of the development. Again the provision sought will include essential facilities connected with it, such as play equipment, changing facilities / pavilion, and equipment suitable for the teen age groups.

(C) It is not possible to set pre-determined levels at which the size of the various open space become usable, this will be a matter for determination depending on the individual character of a scheme. However, informal open space is essential on most developments regardless of size. Discussions on this aspect should take place with the Development Control Officer at the pre application stage (who will liaise with the Head of Arts and Leisure in accordance with the procedures/protocols set out earlier in this document).

(D) Where new development will place additional pressure on existing facilities then a contribution will be sought towards upgrading or provision of new facilities to meet the additional demand generated by new development.

D4.0 REQUIREMENT FOR PUBLIC OPEN SPACE FACILITIES IN COMMERCIAL DEVELOPMENT

D4.1 The District Council's policy for public open space within new commercial developments is set down in Wokingham District Council Local Plan Deposit Draft (February 2000) policies WR8 – *Provision of public open space in new commercial development.*

D4.2 Commercial developments within the District also put pressure on existing facilities within the District. Workers frequently use existing recreational facilities at lunchtime and after work. People who make use of these facilities are not always residents of the District and additional burdens are put on District resources as a result.

D4.3 The Council has adopted an off-site, as opposed to on-site, contribution standard of 1.5 hectares of open space per 1,000 employees. The areas of public open space will be expected to be of a size shape and location suitable for recreational use by employees in the vicinity of the development. The provision sought will include essential facilities connected with it such as changing facilities/pavilions.

D4.4 This requirement will normally be sought from development on sites of over one hectare or buildings in excess of 2,000 square metres.

D4.5 **Maintenance and Transfer of Open Spaces**
As for open space in new residential areas the District Council will normally be prepared to adopt and maintain properly laid out public open space provided by commercial developments, subject to the payment by the developer of a commuted sum. The requirements for maintenance and transfer are identical to those applied to open space provided by residential developments above. They will meet the tests of Circular 1/97 and be time limited.

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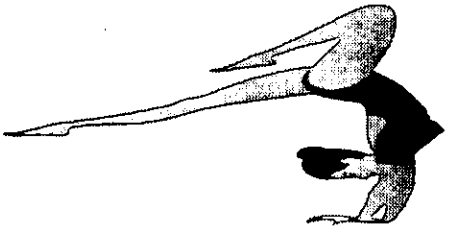
D4.6 **Off site Contributions**
Where a site cannot physically, or appropriately, accommodate the required open space, the balance will be sought through financial contributions towards the future provision of new, or enhancement of existing, off site facilities. However, depending on the amount of open space in question the District Council may seek provision of all, not just the balance off site.

D5.0 REQUIREMENT FOR INDOOR SPORTS PROVISION

Indoor sports facilities to be provided where a residential or business development takes place.

D5.1 The District Council's policy for indoor sports provision within new developments is set in the Wokingham District Council Local Plan Deposit Draft (As Amended), (February 2000). The following policies: WR9 *Provision of Indoor Sports and Recreational Facilities with New Residential Development* – and WR10 *Provision of Indoor Sports and Recreational Facilities with New Commercial Development* are important to this.



D5.2 The Council will use the guidance contained in the Sport England document "*Providing for Sport and Recreation through new housing development, a good practice guide.*" (February 2001). Planning obligations will reflect local circumstances such as the scale and type of the development proposal and the current position in terms of local facilities.

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D6.0 RECREATION AND LEISURE FACILITY LEGAL AGREEMENT

D6.1 Applicants or their Agents will be required to enter into a legal agreement with the Council to safeguard the provision of appropriate recreation and leisure facilities to meet the requirements of current national guidance, development plan policies and any supplementary guidance used by the Council.

D7.0 FOR MORE INFORMATION

For more information about our recreation and leisure requirements, or to receive copies of any of the documents referred to in this guideline, please contact:

Leisure Policy and Development Officer
☎ Tel (0118) 974 6255
Fax (0118) 974 6135

Head of Arts & Leisure
☎ Tel (0118) 974 6264
Fax (0118) 974 6135

Education and Cultural Services
Shute End
Wokingham
Berkshire
RG40 1WN

Team Leader – Grounds Maintenance Contracts
☎ Tel (0118) 974 6341
Fax (0118) 974 6313

Environmental Services
Shute End
Wokingham
Berkshire
RG40 1WN

WOKINGHAM UNITARY
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Source Documents

- *Regional Planning Guidance for the South East* (RPG9). *
- *There are currently a number of capacity studies being undertaken to look at levels of provision in the District.*
- *Wokingham District Local Plan (Deposit Draft, As Amended)* (February 2000)*
- *The Adopted Berkshire Structure Plan (Incorporating Alterations adopted in August 1997)* 1991-2006*
- PPG 17 *Sport and Recreation* (1991)
- Consultation Draft of PPG 17 (March 2001)
- Sport England document "*Providing for Sport and Recreation through new housing development, a good practice guide.*" (February 2001).

**Available from Wokingham District Council Planning Department*

APPENDIX 5.

Proposed conditions of appeal if allowed.

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

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

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

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

3. The bathroom and WC windows in the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

4. The kitchen window in north elevation of flat 10 of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be hinged so that, when opened views are eastwards, towards Glebelands Road

   Reason: To safeguard the privacy of occupants of 3 Glebelands Road.

5. Prior to commencement of the development hereby approved details shall be submitted to demonstrate that either the lower sill height of the living/dining and bedroom windows in flat 13 and the kitchen window in flat 14 are at least 1.8 metres above floor level or that these windows will be obscure glazed.

   Reason: To safeguard the privacy of occupants of 3 Glebelands Road.

6. Before the existing dwellings on the site are 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 approved details, and written approval to recommence demolition has been given by the Local Planning Authority.

   Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

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

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

8. Prior to commencement of development, details of the proposed car ports and of the surfacing of the proposed car parking area shall be submitted to and approved in writing by the Local Planning Authority and the car ports shall be constructed in accordance with the approved drawings.

   Reason: To enable the impact of the car ports upon the residential amenity of 22 Rectory Road and the visual amenity of the area to be fully assessed.

9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

10. Prior to commencement of development details of the proposed cycle store, including the internal layout, shall be submitted to and approved in writing by the Local Planning Authority. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details and the store shall be retained for storage of bicycles thereafter.

    Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

11. No building shall be occupied until the access has been constructed 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.

12. The access shall have a minimum width of 5.5 metres.

    Reason: In the interests of highway safety and convenience.

13. No entrance gates shall be installed.

    Reason: In the interests of highway safety and convenience.

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

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

15. Prior to commencement of development details of pedestrian visibility splays of 2 metres by 2 metres at the intersection of the driveway and the adjacent footway shall be submitted to and approved in writing by the Local Planning Authority . (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The dwellings shall not be occupied until visibility splays have been provided in accordance with the approved details and 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.

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

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

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

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

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

17. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the

development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

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

18. No development of the site shall take place without the prior written approval of the Local Planning Authority of the landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

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

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

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

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

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

20. Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

    Reason: To prevent the increased risk of flooding and to improve water quality.

21. Details of surface water balancing works together with details of the stage of development at which the works will be brought into use are to be submitted to and approved in writing the by the Local Planning Authority prior to commencement.

    Reason: To prevent the increased risk of flooding and to improve water quality.

22. Surface water control measures shall be carried out in accordance 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.

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planninginspectorate.gov.uk

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Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

75975

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 8 January 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I enclose for your information a copy of the appellant's final comments on the above appeal. This follows the receipt of your Council's statement on 11 December having been delayed during the recent postal strike. The agent had been given more time to comment in view of this. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mike Lloyd

217L(BPR)

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Your Ref:APP/X0360/A/03/11255972
Our Ref:MC/jmc/c/2320

16th December 2003

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Mr M Lloyd

Dear Sirs

APPEAL BY T A FISHER
LAND AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM RG41 1DY & 1DH

Thank you for your letter of 11th December and I note that the Local Authority's statement has been accepted, having been lost in transit due to the recent postal strike. Given the delays with Christmas post, I am sending this letter (two copies) setting out my comments upon the Local Authority statement, earlier than required.

Paragraph 4.08

As set out in my statement, it is not accepted that the building would project forward of the Rectory Road building line.

The Local Authority has condoned a similar 'flat roof' form of development, as part of a flatted scheme, at 23 Murdoch Road. Although the application was refused by the Local Authority, it was recommended for approval by the officer and subsequently allowed on appeal. Clearly the Inspector was satisfied that the design was entirely appropriate in relation to surroundings. Reference is made to the 23 Murdoch Road scheme in the recently submitted non-determination appeal, relating to similar development at No.24 Rectory Road and No.1 Glebelands Road.

✆ 01256 703090
✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

Paragraphs 4.17- 4.19

The Local Authority has condoned, in another flatted scheme, (23 Murdoch Road, Wokingham, as referred to above) the use of obscure glazing and high level roof lights, to avoid overlooking. This form of development was clearly considered to be acceptable by the Inspector.

Paragraph 4.20

The Local Authority considers overlooking to not be so severe as to make the scheme acceptable. Moreover, the Local Authority has condoned obscure glazing and roof lights to avoid overlooking, in connection with similar development proposals. Any impact on the residential amenities of No. 3 Glebelands Road must be considered in this context.

Paragraph 4.21

As noted in my statement, the positioning of the car port would be a positive benefit to the occupiers of No. 22 Rectory Road, who have a large garden. The choice of surfacing is a matter that could be resolved and agreed by a condition.

Paragraph 4.23

There would be no public access to the car park area. I am not aware of any adverse comments being made by consultees, in terms of crime and security.

Paragraph 4.29

T A Fisher is preparing a unilateral agreement, in consultation with the Local Authority, relating to both this appeal and the recently submitted, second appeal.

Appendix 5, Suggested Conditions

Condition 3

I am not sure that it is necessary for all the bathroom and WC windows to be non-opening, as well as obscurely glazed.

I have no comments on other suggested conditions.

I would be grateful if this letter could be passed to the Inspector.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. J Pacey Esq. T A Fisher

EXC

The Planning Inspectorate

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Temple Quay House
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08 JAN 2004
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Ms D Gumbrell (Planning Department)
Wokingham District Council
Po Box 157
Wokingham
Berkshire
RG41 1BN

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 6 January 2004

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr Martin Champion BSc CEng FICE FistructE FIHT FHKIE

The Inspector will visit the appeal site at 10:00 on 19 January 2004. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

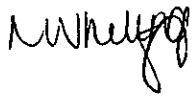
The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the parties.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully



Miss Lynda Whiting

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

Emy Circuit
From: Mary Severin
Sent: 10 December 2003 16:31
To: 'Sue Crowther'
Cc: Emy Circuit
Subject: RE: Rectory Road/Glebelands F2002/7745

Sue,

There is just one contribution missing from the unilateral, £3500 for off-site public open space. It was mentioned in the committee report of 20th August. Otherwise the rest of it is fine. No doubt you will wish to take instructions. Many thanks. Mary

Mary Severin
Solicitor
Legal Services
Direct Dial: 0118 974 6539
Fax: 0118 974 6542
Mary.severin@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Sue Crowther [SMTP:SCrowther@pitmans.com]**
Sent: 09 December 2003 10:54
To: mary.severin@wokingham.gov.uk
Subject: FW: Rectory Road/Glebelands F2002/7745

> -----Original Message-----
> From: Sue Crowther
> Sent: 09 December 2003 10:54
> To: 'mary.severin@wokingham.co.uuk'
> Subject: Rectory Road/Glebelands F2002/7745
>
> Mary
>
> I am pleased to enclose the proposed UU in respect of the above Appeal by my clients, TA Fisher, for your comments.
>
> many thanks
> Sue> > <<Unilateral draft 051203.doc>>

****
The information in this message is confidential and may be privileged. It is intended for the addressee alone. If you are not the intended recipient it is prohibited to disclose, use or copy this information. Please contact the sender immediately should this message have been transmitted incorrectly.
****

<< File: Unilateral draft 051203.doc >>

Emy Circuit
From: Emy Circuit
Sent: 10 December 2003 12:25
To: Mary Severin
Subject: RE: Rectory Road/Glebelands F2002/7745

Mary,

You're right – as far as I know the £3,500 contribution towards improvements in play areas in Wokingham is still sought. I've had a quick look and haven't got any other comments.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Mary Severin**
Sent: Wednesday, December 10, 2003 12:13 PM
To: Emy Circuit
Subject: FW: Rectory Road/Glebelands F2002/7745

Emy,

I have just checked the agenda for this item from 20th August 2003 committee and it looks as if we were asking for an off-site public open space contribution of £3500. This is missing from the unilateral. Do you have any idea why it might be omitted, or do you think this is an error?

The only other contribution was for highways, which appears correct.

Mary

Mary Severin
Solicitor
Legal Services
Direct Dial: 0118 974 6539
Fax: 0118 974 6542
Mary.severin@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Mary Severin**
Sent: 10 December 2003 11:55
To: Emy Circuit
Subject: FW: Rectory Road/Glebelands F2002/7745

Emy,

Attached is a unilateral obligation for this appealed application. I would be grateful if you could look through it and tell me whether you agree it or not? Many thanks.

Mary

Mary Severin
Solicitor
Legal Services
Direct Dial: 0118 974 6539
Fax: 0118 974 6542
Mary.severin@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----

From: **Sue Crowther [SMTP:SCrowther@pitmans.com]**
Sent: 09 December 2003 10:54
To: mary.severin@wokingham.gov.uk
Subject: FW: Rectory Road/Glebelands F2002/7745

-----Original Message-----
From: **Sue Crowther**
Sent: 09 December 2003 10:54
To: 'mary.severin@wokingham.co.uuk'
Subject: Rectory Road/Glebelands F2002/7745

Mary

I am pleased to enclose the proposed UU in respect of the above Appeal by my clients, TA Fisher, for your comments.

many thanks
Sue> > <<Unilateral draft 051203.doc>>

The information in this message is confidential and may be privileged. It is intended for the addressee alone. If you are not the intended recipient it is prohibited to disclose, use or copy this information. Please contact the sender immediately should this message have been transmitted incorrectly.

<< File: Unilateral draft 051203.doc >>

DATED 2003

ROBERT JOHN PLESTER AND ELIZABETH ANN PLESTER (1)
and
PETER TAYLOR AND VALERIE TAYLOR (2)
and
T A FISHER & SONS LIMITED (3)
TO
Wokingham District Council

UNILATERAL UNDERTAKING

relating to the development of
land at 24 Rectory Road and 1 Glebelands Road Wokingham Berkshire
Planning application F2002/7745
Appeal reference APP/X0360/A/03/1125972

THIS UNDERTAKING is given by DEED on 2003

BY

1. **ROBERT JOHN PLESTER AND ELIZABETH ANN PLESTER** of 1 Glebelands Road Wokingham Berkshire RG40 1DY ("the First Owner") and
2. **PETER TAYLOR AND VALERIE TAYLOR** of 24 Rectory Road Wokingham Berkshire RG40 1DH ("the Second Owner")

3. **T A FISHER & SONS LIMITED** (Company Registration number 2582252) whose registered office is at Windmill House Victoria Road Mortimer Reading Berkshire RG7 3DF ("the Developer")

TO **Wokingham District Council** of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS

1. The Council is the local planning authority for the purposes of the Act for the District of Wokingham in which the Site as hereinafter defined is situated
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Site is situated
3. The First Owner and the Second Owner ("the Owners") are the freehold owners of the Site
4. The Developer has entered into an Agreement with the First Owner to purchase the First Owner's part of the Site under an agreement dated 8 August 2002 between the First Owner (1) and the Developer (2)
5. On **[date]** the Developer applied for detailed planning permission reference F/2002/7745 to develop the Site ("the Planning Application")
6. By a Notice of Refusal dated 26 August 2003 the Council refused planning permission in respect of the Planning Application for the reasons set out therein
7. The obligations created by this Undertaking are conditional upon the Council deciding to allow the Appeal

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

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

- The "Act" means the Town and Country Planning Act 1990
- "Commencement of Development" means the carrying out on the Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as ground surveys fencing archaeological investigations the erection of temporary fencing and hoarding or such similar preparatory works including demolition works and "Commence" and "Commencement" shall be construed accordingly
- The "Development" means the development authorised by the Planning Permission
- "District" means the area within the administrative control of the Council
- "Dwelling" means any dwelling including apartment erected pursuant to the Planning Permission including garden garage driveway and/or parking spaces
- The "Planning Application" means the planning application dated [ ] and numbered F/2002/7745
- The "Plan" means the plan annexed to this Deed marked 'Plan'
- The "Planning Permission" means planning permission for the Planning Application granted by the Secretary of State or his Inspector on Appeal and it includes in addition (where appropriate) any approval of reserved matters or any consent agreement or approval of the Council required by a condition imposed in the Planning Permission
- The "Site" means all that land at 24 Rectory Road and 1 Glebelands Road Wokingham Berkshire shown for identification purposes only edged red on the Plan annexed to this Deed
- The "Transport Contribution" shall mean the sum of £32,500 index linked

- the references in this Undertaking to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of the Planning Permission and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained
- the references to the parties named in this Undertaking shall include their successors in title and assigns and in the case of the Council shall include any successor in function

2. Statutory Provisions

2.1 This Undertaking is made under Section 106 of the Act and is given by the Owners and the Developer subject to the provisions hereinafter contained

2.2 In this Undertaking the covenants by the Owners as the freehold owners of the Site and the Developer are in favour of the Council and create planning obligations for the purposes of Section 106 of the Act which shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Owners and the Developer and any persons deriving title from the Owners and the Developer

2.3 The obligations contained in and created by this Undertaking shall not take effect unless and until the Planning Permission shall have been granted and Commencement of Development shall have taken place except for clauses 3.2, 4 and 5 which shall take effect upon the grant of the Planning Permission

2.4 The obligations on the part of the Owners shall bind the Site and every part thereof provided that no person shall be bound hereunder insofar as his interest is solely in a Dwelling which he is or will be occupying

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

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

In the event that

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

2.6.2 the planning obligations referred to in this Undertaking are satisfied then

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

2.7 It is a condition of the acceptance by the Council of any contribution paid under this Undertaking that if such contribution (or any part) is not applied by the Council for the purpose for which it is paid within 5 years of receipt the Council shall repay such contribution (or any part not so applied) together with interest at the base rate of Lloyds TSB Bank plc from the date of payment to the date of repayment

2.8 It is acknowledged by the Owners and the Developer that this Deed may be registered as a local land charge in the Register of Local Land Charges maintained by the Council

3. <u>The Transport Contribution</u>

The Owners and the Developer covenant with the Council

3.1 to pay to the Council the Transport Contribution on or before Commencement of Development

provided that the Council shall apply the Transport Contribution towards local sustainable transport and traffic management measures

and

3.2 not to Commence the Development unless the Transport Contribution shall have been paid

4. Commencement of Development

The Owners and the Developer covenant with the Council that they will serve written notice on the Council to inform them of the date of Commencement of Development within 7 days of that date

5. Indemnity

The Developer hereby covenants with the Owners (and each of them) to observe and perform the obligations on the part of the Owners (and each of them) herein contained and to indemnify the Owners (and each of them) and their respective successors in title and estates from and against all loss or damage incurred by the Owners or any of them arising out of any breach non-observance or non-performance of the provisions hereof

EXECUTED as a Deed by the parties hereunto on the above date

EXECUTED AS A DEED (BUT NOT DELIVERED
UNTIL THE DATE HEREOF)
by **ROBERT JOHN PLESTER** in the presence of:-

Name and address of Witness:

Signature:

EXECUTED AS A DEED (BUT NOT DELIVERED
UNTIL THE DATE HEREOF)
by **ELIZABETH ANN PLESTER**
in the presence of:-

Name and address of Witness:

Signature:

EXECUTED AS A DEED (BUT NOT DELIVERED
UNTIL THE DATE HEREOF)
by **PETER TAYLOR**
in the presence of:-

Name and address of Witness:

Signature:

EXECUTED AS A DEED (BUT NOT DELIVERED
UNTIL THE DATE HEREOF)
by **VALERIE TAYLOR**
in the presence of:-

Name and address of Witness:

Signature:

EXECUTED AS A DEED (BUT NOT DELIVERED
UNTIL THE DATE HEREOF)
by the affixing of THE COMMON SEAL of
T A FISHER & SONS LIMITED
in the presence of:-

Director

Secretary/Director

75192

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728808
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8808

08 DEC

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 5 December 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I am writing to inform you that the site inspection which was scheduled to take place at 11:45 on Monday 15 December 2003 has been cancelled because of a request for a postponement.

A fresh date for the site visit will be arranged as soon as possible.

Yours faithfully

pp Linda Hutton

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209H

Tel. (0118) 974 6448 (Direct Line)
Date: December 9, 2003
My ref: F/2002/7745
Your ref: APP/X0360/A/1125972

WOKINGHAM DISTRICT COUNCIL

Ms D Dimeo
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Ms Dimeo

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

Following my conversation with Mike Lloyd this morning, I understand the Council's statement of case originally sent to you on November 5, 2003, in advance of the Highway statement, was not received in your office.

I draw your attention to paragraph 1.2 of the Highway statement which refers to the planning statement, proving that it was in existence at that time.

I enclose two further copies of the planning statement & accompanying letter & strongly request that they be accepted. They were originally sent within the deadline and of course once post leaves the office, we have no control over it's passage.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc
cc Chancellors

Tel. (0118) 974 6448 (Direct Line)
Date. December 9, 2003
My ref: F/2002/7745
Your ref: c/2320

WOKINGHAM DISTRICT COUNCIL

Chancellors
45 High St
Odiham
Hook
RG29 1LF

fao Murray Chrystal

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 Sirs

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

With reference to this appeal, I enclose a copy of a letter sent to the Planning Inspectorate today.
I also enclose a copy of the statement which the Inspectorate did not receive.

Yours faithfully

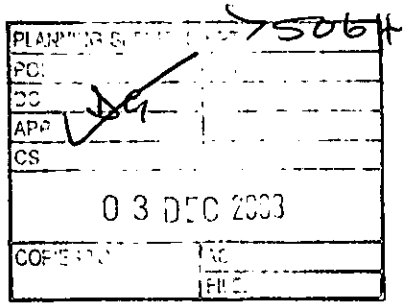
Denise Gumbrell (Mrs)
Appeals Assistant

Enc

WITH COMPLIMENTS

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS



✆ 01256 703090

✉ 45 High Street, Odiham,
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J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI

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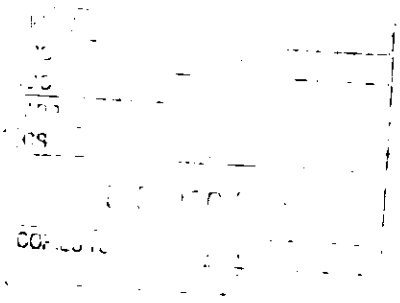
CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS



Your Ref:APP/X/0360/A/03/1125972
Our Ref:MC/jmc/c/2320

2nd December 2003

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

For the attention of Rosemary Hutton

Dear Sirs

APPEAL BY T A FISHER
LAND AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM

I refer to the letter dated 28th November from Linda Hutton, advising of the site visit date, 15th December. As explained in my letter of yesterday, responding to the Local Authority's statement, my client is preparing a unilateral undertaking with respect to financial contributions. I indicated in the letter that this would be made available to the Inspector, prior to the site visit. Unfortunately, one of the landowners is seriously ill, meaning that it will be extremely difficult to prepare and finalise the agreement, prior to 15th December.

You should also be aware that we are about to lodge another appeal against the non-determination of a subsequent planning application for more or less the same proposal. This will be sent to The Planning Inspectorate this week and clearly it would make sense for both appeals to be considered at the same time.

Given the above, I would ask that the site visit scheduled for 15th December be postponed and a new date arranged for mid-January onwards.

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J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

I have copied this letter to the Planning Department at Wokingham District Council, as required.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. J Pacey Esq. T A Fisher
Planning Department, Wokingham District Council

The Planning Inspectorate

3/23 Hawk Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3728808
Switchboard 0117-3728000
Fax No 0117-3728804
GTN 1371-8808

75032

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

Your Ref: F/2002/7745
Our Ref: APP/X0360/A/03/1125972
Date: 28 November 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I am writing to inform you that the Inspector appointed by the First Secretary of State to determine the above appeal is

Mr Ray Hiscox MA(Oxon) DipTP ARICS MRTPI

The Inspector will visit the appeal site at 11:45 on Monday 15 December 2003. It is important that you make immediate arrangements for the Inspector to be met at the site to enable the inspection to be made. If you cannot attend, you should arrange for someone else to attend in your place. **If this is not possible, you must let me know immediately.**

The Inspector will expect to be accompanied by representatives of both parties. If one of the parties fails to arrive, the Inspector will determine the most suitable course of action, which could mean that he will conduct the visit unaccompanied. In other circumstances, the visit might have to be aborted.

At the commencement of the site inspection the Inspector will make it clear that the purpose of the visit is not to discuss the merits of the appeal or to listen to arguments from any of the partics.

The Inspector will ask the parties to draw attention to any physical features on the site and in its vicinity. In turn the Inspector may wish to confirm particular features referred to by interested parties in their written representations.

In general, decision letters are issued within 5 weeks of the date of the Inspector's site visit, although we cannot be precise about individual cases. If despatch of the letter is likely to be significantly delayed, we will let you know.

Yours faithfully

L. M. Hutton

Miss Linda Hutton

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.

209D

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 14 November 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I enclose a copy of the appellants statement relating to the above appeal.

-2/12

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter.

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

M Sat

Mrs Margaret Pocock

PP

211AL(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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74639

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

PL
PC
DC
AS DG
CS
17
COPIES

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 14 November 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I enclose third party correspondence relating to the above appeal.

If you have any comments on the points raised, please send 2 copies to me no later than 9 weeks from the starting date. You should comment solely on the representations enclosed with this letter. -2/12

You cannot introduce new material or put forward arguments that should have been included in your earlier statement. If you do, your comments will not be accepted and will be returned to you.

Comments submitted after the 9-week deadline will not be seen by the Inspector unless there are extraordinary circumstances for the late submission.

Yours faithfully

B Sale

Mrs Margaret Pocock

PP

211AL(BPR)

[redacted]

0118.9782747.
4.11.03.

Mrs. M. Pocock
The Planning Inspectorate.
Room. 3/03.
Kite Wing Temple Quay House.
2 The Square. Temple Quay.
Bristol BS1 6PN.

Application No. F/2002/7745.

Please be advised that I have already registered my strong objections to the Wokingham Unitary Authority against the subject application by my letter to them dated 20/3/03 and 26/6/03.

To summarise my objections are :-

1. The size, design & siting of the proposed building and the layout of the site would :-
   - Be detrimental to the character of the surrounding area
   - Result in an unsatisfactory relationship between the proposed flats and the existing neighbouring properties No 3 Gleb. Rd & 22 Rectory Rd. in particular an overshadowing and overbearing impact on 3 Gleb. Rd which would be detrimental to residential amenity.
2. No 1 Glebelands Rd. share access from Glebelands Rd. with No 3 & 5. Glebelands Rd. Access to the development should be from Rectory Rd at all times, i.e access should not be permitted between No 3 & 5.
3. The existing sewer at No 1 Gleb. Rd. is shared with 3 5 & 7 Glebelands Rd. & could not support the development.

Yours sincerely

[redacted]

22 Rectory Road
Wokingham
Berks RG40 1DH
29 October 2003

Mrs M Peacock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol, BS1 6PN

Dear Mrs Peacock,

APP/X0360/A/03/1125972

This Appeal refers to the Refusal by Wokingham Unitary on an Application by T. A. Fisher & Sons Ltd to erect 14 flats and associated parking on land adjacent to our property in Rectory Road.

We do not propose to comment on the professional Planning line of argument as this is far better expressed to you by those qualified to do so, except to draw your attention to the very weak consideration given by the Council's Highway section to the reuse of the existing single private house access for fourteen flats.

It may be helpful to you in considering this Appeal to explain some background issues which have lead to the application in its present form.

We were approached some time ago by Fishers who had identified Nos. 20, 22 and 24 Rectory Road as a possible site for a substantial block of flats, probably up to 25 in number. Our response was that we would not enter into any form of option but we had no objection to an application being submitted. During the following months the developer discovered the existence of Covenant on these three properties allowing no more than one house on each plot. Due to many changes over its existence, (at least 40 years), the beneficiary of the Covenant is now Wokingham Unitary. In due course we were told that, due to the Covenant , no scheme could be financially viable.

The Application, now subject to this Appeal, is an attempt to avoid the effects of the Covenant by the gross overdevelopment of the corner plot, No.1 Glebelands Road, and the use of No 24 Rectory Road as car parking thus creating the maximum impact on neighbouring properties and the surrounding area.

We firmly believe that Rectory Road should, despite the substantial changes we have seen over twenty years, remain predominately a pleasant residential road of family houses, despite the Waitrose car park and the resulting demolition of very fine properties. The present proposals, whilst superficially fulfilling an aim to redevelop "brown" sites, are merely a quick fix to benefit the developer with no long term considerations for future road improvements or more comprehensive redevelopment of the area should that be the eventual Planning intention.

We trust that the foregoing is of some assistance in your consideration of the Appeal.

Yours truly,

HVP Thomas (retired Borough Engineer, Bracknell Forest Borough Council)
Mrs K Thomas

Mr and Mrs DLA Hooper
7 Glebelands Road
Wokingham
Berkshire
RG40 1DY

27th October 2003

Dear Mrs Pocock,

APP/X0360/A/03/1125972

Because we have already submitted strong objections to the Wokingham Unitary Authority against the above application, would you please see our letters to them dated the 26th November 2002 and 24 June 2003.

In a nutshell we believe that this huge structure will so dominate the skyline that it completely overwhelms 3, Glebelands Road. It is also offensively intrusive to the privacy of our gardens in numbers 5 and 7, Glebelands Road – the very place where, at present, we enjoy sanctuary.

The impact of a seven-fold increase in population on this relatively small site with the subsequent impact of noise, pollution and hassle is completely unacceptable.

The developer makes a comparison with the 3-story building on the opposite side of Rectory Road, Lockton House. Such a comparison is flawed because that building is on such lower ground that the tops of its roof are below the roof-top of the present 2-story house at 1, Glebelands Road. That is why an extra floor added to this height would be so over powering: it would be entirely out of keeping with the present residences in our area, let alone the dwelling at 3, Glebelands Road.

We strongly urge you to reject this very anti-social proposal.

Yours faithfully,

D. L. A. and J. Hooper

Mr DLA and Mrs J Hooper

1 Glebelands Road
Wokingham
Berkshire
RG40 1DY
22nd October 2003

The Planning Inspectorate,
Room 3/03, Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol BS1 6PN

Attn Mrs. M. Pocock

Dear Sirs,

Your Ref APP/X0360/A/03/1125972

We write to support the appeal by Messrs. T A Fisher. Whilst it is true that we have a vested interest in the success of this appeal it is not a **"get rich quick"** scheme for us!

The proposed development will be a great improvement to this part of Wokingham. Between my property and Rectory Road there is a small strip of wasteland (approximately 42 metres long and 2 – 5 metres wide that I understand was once earmarked for inclusion in Wokingham's now abandoned Inner Distribution Road scheme) that Wokingham District Council reluctantly, and unsuccessfully, try to keep tidy. Once a year a man with a bush-cutter is sent to cut down the weeds. For most of the year this strip of wasteland is a weed-strewn eyesore peppered by the occasional discarded fast food and drink containers! This development will remove this eyesore.

Over recent months we have visited a number of developments by Messrs. T A Fisher. The quality of their workmanship and design is of the highest standard, comparable with the best in their field. It is our opinion that this development and the accompanying landscaping will be an enhancement of this part of Wokingham by providing 14 high-quality housing units.

Yours faithfully,

R. J. Plester

E. A. Plester

C

RECEIVED
20 OCT 2003
PINS AA PEP

3, Glebelands Road,
Wokingham,
Berks.

14th October, 2003

Ref: Planning Application Number APP/X0360/A/03/1125972

Dear Mrs Pocock,

I am writing to you with regard to the appeal lodged by T.A. Fisher concerning planning application F/2002/7745. As the immediate neighbours of this proposed development my wife and I would hope that you would uphold the councils decision to refuse the application.

I attended the planning meeting on 20th August, along with my wife and many people who opposed the development, and was granted the normal 3 minutes to voice my objections to the proposed development. I enclose a copy of my presentation for your perusal and would stress that it mirrors the concerns of many of those who wrote to the planning department during the consultancy period. You might also care to note that ***nobody*** spoke in support of the application (ie neither Mr Fisher nor any representative of his nor, indeed, any member of the public spoke on behalf of the application). The council refused the application unanimously and, I have no doubt, presented their core reasons to you for their decision. But, as well as reviewing their deliberations, I would ask you to look beyond them to the objections voiced my myself and the many other others in order that you might come to the conclusion that the development should not proceed on appeal.

I am enclosing my original correspondence so that you have the history of the issues as I perceived them and would draw you attention to my last letter of 25th June 2003 which still strongly opposed the latest plans.

It would appear that Mr Fisher has now lodged a new set of plans relating to the same site (viz Application Number F/2003/0206) so I am a little confused as to the logic behind this appeal. Is it usual for an applicant to appeal and at the same time introduce a new application to the local council?

I would urge you to reject the appeal for this development, but, whatever your decision, I would be obliged if you could send a copy of your decision to my wife and I at the address above.

Yours sincerely,

Paul Jacobs

Paul and Elizabeth Jacobs
3, Glebelands Road.

Enc: 3 copies of letters and presentation numbered A1 to A4 ... C1 to C4.

Objection voiced at the Planning Meeting on 20th August 2003 refernece F/2002/7745

My name is Paul Jacobs. I live at number 3 Glebelands road and am probably most affected by the application.

Let me begin by applauding the Environmental Services Department for recommending that the application to site a block of 14 flats on the corner of Rectory and Glebelands road should be refused.

Like many of the objectors to the application, including the Wokingham Society, I was appalled at the thought of such a large and imposing structure being sited right on the corner of the two roads. The bulkiness of the structure would be quite out of keeping with residences in the area, being significantly higher and more massive than the adjacent housing. Moreover, its extreme proximity to the pavements of both roads would destroy the open aspect currently present on the Green Routes of Rectory and Glebelands roads.

The demolition of two existing modern houses – both of which are set well back from the pavement in keeping with the other residences – and their replacement with a ponderous structure which would advance the housing line of both roads quite significantly and restrict any future development of the important junction should quite rightly be resisted. Objectors have voiced legitimate concerns about the safety issues which would arise as a result of introducing this block of flats into a short stretch of road used by many older people and which already encompasses the Waitrose entrance chicane, a busy road junction, traffic lights, and a very tight corner from Rectory Road into Glebelands Road. The increase in traffic occasioned by the proposed development so close to the

traffic lights and the limiting effect it would have on any future road improvement schemes at the corner must surely be of grave consideration and add to the reasons to refuse the application.

The proposed development would, of course, have a serious and detrimental effect on number 3 Glebelands Road – the property I share with my wife. Just try to imagine a substantial building some 25% taller than our home placed a mere 3 to 4 meters from it! The bulk of its North-Westerly side would run substantially the length of our garden overshadowing us and giving us cause for concern with regards to privacy. One has only to refer to the lengthy section D of the report prepared by the Head of Planning and Development together with Emy Circuit to begin to appreciate the full horrific impact the block would have on our home – both inside and outside.

But we are not the only house to be affected. The height of the three storey building is such that it could overlook numbers 2, 2a, 5 and 7 Glebelands Road as well as numbers 22 and (unless some element of landscaping is introduced) 24 Rectory Road. Add to this the effect of increased noise, pollution, traffic, etc incurred by a seven-fold increase in occupancy and it is easy to see why the current residents oppose the application.

To conclude than, I can only urge the Development Control Committee to uphold the recommendation of the Environmental Services Department and refuse this aggressive development.

Wokingham is a fine and attractive town and serves as a good example to others. Let us continue to support the environment and be justifiably proud of this little piece of England.

C2

3, Glebelands Road,
Wokingham,
Berks.

25th June, 2003

Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the most recent plans concerning this proposed development and note that the new layout reduces (but by no means eliminates) the intrusive impact on our property. In particular, a small part of the building is now located further from our boundaries and the height of the building has been marginally reduced (from 11.3m to 10.1m). Unfortunately this does not markedly alter the fact that the proposed development would have a direct and seriously detrimental effect on the enjoyment and use of our property. Nor does it solve the fundamental problem of an inappropriate development for this part of Wokingham.

All of our objections (contained in our letters of 17th November 2002 and 14th March 2003) still stand.

The grossness of the proposed development would be quite out of place in an area where the other houses are considerably smaller and are set well back from the road (the proposed development is well in advance of the current building line). Aesthetically, its bulkiness coupled with its proximity to the roads would tend to 'enclose' the corner of Rectory Road and Glebelands Road introducing an overbearing aspect to the current 'openness' of the area. This is particularly concerning when one considers that this is on a Green Route where one would hope that any developments would support - rather than detract from - the visual quality of the region.

The increase in the number of cars (from 2 or 3 say, to over 20) emerging into Rectory Road would certainly aggravate the safety/traffic situation, whilst, at the same time, the proposed building lines would severely limit any future improvements to the roadways (eg introduction of a roundabout or the 'rounding off' of the corner where it is already difficult for large vehicles to turn). Additionally, the visibility splay of 2m by 2m seems quite inadequate when one considers the egress point's proximity to the traffic lights, the Waitrose 'chicane', and the naturally busy nature of Rectory Road. A splay of 2m by 30m would seem more appropriate.

The impact of the proposed development on our own property (number 3 Glebelands Road) is very significant. A substantial building some 25% taller than our home placed a mere 2 to 3 meters from it! Moreover, the bulk of its North-Westerly side would run a substantial length of our garden overshadowing us and giving us cause for concern with regards to privacy. The side elevation shows six windows close to our boundary which directly overlook our property. Only two of these have obscura glass. Should the

development proceed we would request that all six windows have Obscura Glass fitted and, moreover, that these windows cannot be opened (unless. in the case of the roof lights, the windows are situated at least 1.8m above the floor). We note that the car-parking spaces numbered 11, 12, 13, and 14 now have roofs and feel that this is a retrograde change as far as we are concerned. We would prefer those spaces to remain uncovered so that the open area between the flats and the carpark is not unduly terminated by garage walls.

In conclusion, we would again emphasise the fact that the bulkiness of this block of flats is quite out of keeping with its immediate surroundings – a point echoed by the Wokingham Society as well as most other objectors. In the interests of ensuring that Wokingham remains an attractive town – one which its residents can be justifiably proud of - and as a good example to others, we would urge that this proposed development be rejected.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

C3

3, Glebelands Road,
Wokingham,
Berks.

14th March, 2003

Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the revised plans on this proposed development which sites the building 2 meters north of the original location and hence both closer to our house and to the pavement of Glebelands Road. This in no way tempers any of our objections set out in our letter to you dated 17th November, 2002. The bulk of the proposed block of flats is quite out of keeping with the other houses in the vicinity – indeed, the resiting would make it even more incongruous when placed in juxtaposition to our own dwelling (the habitations would now be some 5 times closer than they are at present – a mere 2.5 meters apart – and the disparity in heights would be magnified).

In addition, the required 3 meter margin between sewer and residence would almost certainly be broached and, it would seem, that one of the trees so recently granted a Tree Preservation Order would be destined to die!

The proposed resiting *still* does not follow the building line. Nor does it solve the problems of safety, increased traffic, noise pollution, or restrictions on long term road planning options (eg a roundabout or some other flow control solution – the proximity of the block of Flats to the Rectory and Glebelands roadways would preclude such improvements).

All in all, the development – even if resited – would become a blot on the landscape of a pleasant part of what is currently a very pleasant town. In general, developments in the area have blended in well, and it would be a shame to see this trend reversed.

Many of the letters written in response to your planning notification draw attention to the fact that the proposed block of flats would be out of keeping with the appearance of the overall location, and we hope that those views taken together with the other areas of legitimate concern will cause Planning Application F/2002/7745 to be rejected. Let us give substance to the mission statement: Wokingham Unitary – Aiming for Excellence.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

C4

3, Glebelands Road,
Wokingham,
Berks.

17th November, 2002

Ref: Planning Application Number F/2002/7745

Dear Sirs,

As one of the immediate neighbours to the proposed application we wish to register our objection to the scheme.

Firstly, we believe the Planning Statement submitted by the proposers is misleading in certain areas, erroneous in others, and, overall, presents a biased view of the situation. And secondly, the sheer bulk of the planned buildings have a direct and seriously detrimental effect on the enjoyment and use of our own residence.

Appearance:

The left hand side of Rectory road consists entirely of detached residential dwellings except for the police station and the doctors surgery. The dwellings are set back some considerable distance from the road and are two storey. However, the proposed development would place an exceptionally large (in comparison to other dwellings in the immediate neighbourhood) 3 storied building within a 7 meter proximity to the pavement (and not, as stated in section 3.3 of the proposal, continue the existing building line). Even the flats on the other side of the road (near the corner of Rectory Road and Palmer School Road) are set much further back. The existing housing in the area is of an attractive nature – the Mock Georgian of Glebelands Road contrasting nicely with the interesting double fronted houses of Rectory Road, but the proposed development would place a bulky building (5 to 6 times the ground area of the surrounding houses and some 30% to 40% taller than them) right on the corner of Rectory Road and Glebelands Road. In short, its gross appearance would be totally out of keeping with the neighbouring housing.

Planning Policy:

The proposed development does not seem to advance the cause for affordable homes within the area since it falls below the 15 dwelling/0.5 hectare threshold. Instead, it replaces two good sized family homes with 14 small apartments. In doing this it would appear, in our opinion, to fall foul of the considerations of form, scale, and massing as well as some of the other policies of the Local Plan. Moreover the plot designated appears to include an area of Urban Verge owned, I believe, by the council (triangular segment approaching the traffic lights) and which contains several trees. One tree has very recently been removed from the site due, I understand, to the effects of a

storm, but the council may wish to consider placing Tree Preservation Orders on any remaining healthy trees (as has happened on the opposite corner). The proposal mentions a figure of 56 dph (section 4.8) as being consistent with the Government Planning Policy – but we are uncertain as to whether this takes into account any distinction between good sized family homes and small apartments. Overall, in our opinion, the proposed development is not consistent with the Planning Policy, but we appreciate that the relevant planning authorities will be much better placed to assess this aspect.

Overall Layout:

We feel it necessary to take strong issue with much of Section 5 of the proposal (Material Considerations). The building would not relate in any *aesthetic* way to either of the street scenes of Glebelands or Rectory Road. Moreover, its prominent plot on the corner would tend to exaggerate its bulkiness and make it appear even more out of place than normal. The proposed building is significantly higher than all of the nearby dwellings and it is misleading to invoke the 'precedent' of the three storey buildings on the opposite of the road – *they* are placed well away from the corner and pavements and fit comfortably within the context of the equally tall buildings on that side of the road. The concept of an 'end stop' and 'sense of enclosure' (section 5.9) seems more of a negative than a positive point – we would have thought 'continuity' and 'openness' more relevant to the aesthetics of a proposal in this area!

In section 5.11, attention is drawn to the (supposed) benefits afforded to number 22 Rectory road in the sense that the habitable accommodation is sited further away from the property than is currently the case and that the car ports would further protect the amenities of number 22. However, in contrast, no mention is made of the fact that the proposal would result in the habitable accommodation being sited nearer (*much nearer*) to number 3 Glebelands Road (our property). And we wouldn't even have the benefits (?) of adjacent car ports. In fact, the proposal would cause the distance between the habitable properties to come down from the current 12 meters to a mere 4 meters (300% closer). Moreover, the fact that the proposed property would be over 11 meters tall compared with its present height of just over 8 meters and 25 meters long (approx) compared with its present length of 12 meters (approx) would significantly aggravate the situation.

Section 5.12 makes the unwarranted statement that the relationship of the proposed development is 'clearly acceptable' and 'typical' with respect to the buildings opposite and of number 28 Rectory Road. We would state that, if anything, the *opposite* is true.

Section 5.13 has, of course, particular relevance to our own situation. As the occupiers of number 3 Glebelands Road we do not feel that our amenities have been protected. Currently, from our rear windows and garden, we have a fine outlook over the top of and around number 1 Glebelands Road and Number 24 Rectory Road in a South-Easterly direction (we are to the North-West of the proposed development). We have direct sunlight for most of the

day and throughout the year (clouds permitting!) and we are able to see the trees which gird Rectory Road. Should the proposal go ahead we would lose all of those benefits. The proximity of the new building together with its height and length would result in our garden and our windows overlooking it being almost permanently in shadow for much of the year. Moreover, our existing open outlook would be replaced by what would appear as an almost blank wall of some 11 meters in height and some 25 meters in length (as the rear elevation drawing makes apparent). The stepping mentioned in section 5.13 is essentially cosmetic and would not effectively improve the outlook. In short, the new building would present a bad and overbearing outlook and would cause significant loss of light (both sunlight and general light).

Privacy is another area of concern. The proposal document is erroneous in suggesting that there are only four windows – in fact the plans show six. Four would have Obscura Glass, but it is suggested that the two on the attic floor would be roof lights. However, unless none of the windows can be opened, our privacy would be compromised. Moreover, the drawings seem to indicate that the roof lights would not be at a high level, and would consequently permit invasion of our privacy. Since there is already one material error in this section, we would like assurance that the roof lights would be placed sufficiently high in the roof to ensure our property could not be overlooked. Similarly, we would also like assurance that none of the windows could be opened in such a way as to permit our property to be overlooked. We would expect such assurances to form part of the plans and in restrictive covenants placed on any occupants.

The fact that the proposed development caters for 21 parking spaces (I think section 3.2 is in error – 14 + 7 = 21 not 22) must inevitably increase the noise etc arising from vehicular movements. Additionally, the fact that there would be 14 dwellings as against the current two must add to the noise and disturbance quotient. Statistically, people are likely to be arriving and departing at all times of the day and night and, in their enjoyment of the properties, may have lifestyles which span the early hours of the morning. We have no experience of such situations, but would presume the planning authorities would be able to estimate the disturbance factor and allay (or otherwise!) any fears on that score.

Much of section 5.15 is clearly arguable, and, in our opinion does not protect the residential amenities of the neighbouring properties. Nor does the appearance and layout fit within the context of the existing attractiveness of Rectory and Glebelands Road. We cannot agree with section 5.16 and would hope and expect that planning permission would **not** be granted for the proposed development.

Sewers:

We believe that the current sewage arrangements would not support the development. We think that the existing sewer is not a main sewer and are concerned that, since our waste (along with number 5 Glebelands road etc) feeds into number 1 before entering (presumably) the main sewer in Rectory

road, any inadequacy could lead to raw sewage leaking out through the manholes. Additionally, as the building line of the proposed development is closer to the line of Glebelands road than that of numbers 3 and 5, we would draw attention to the fact that it might encroach on the required 3 meter margin between sewer and residence.

Roads:

Rectory Road is a busy main road forming part of the one way system. The proximity of the proposed access to the Glebelands Road junction on the one hand and the 'chicane' outside Waitrose on the other could present a motoring/pedestrian hazard. We understand that minor accidents have already occurred in that section of the road and are probably attributable to the merging of the exiting Waitrose traffic with the main flow and the need in many cases for lane swapping to take place to take the left turn at Glebelands Road. The proposed development would funnel all the cars (possibly as many as 21) from the development into this critical section of roadway whereas, currently, only the cars relating to number 24 (a single dwelling) would exit/enter at that point. Although the lifestyles of the possible occupants of the proposed development might not mean that all enter or exit at the same time, a peak is likely to occur during rush hours. In our opinion, the current road layout would not safely support a development of this level.

We are also concerned about how the proposed development might constrain alterations and improvements to the existing road system. The houses on the north side of Rectory Road beyond Waitrose are set back from the pavement and would therefore allow some widening of Rectory Road if that became necessary. However, the proposed development is set so close to the road that this option would become almost impossible. Even if road widening was unlikely, the junction of Rectory Road with Glebelands Road and Palmers School Road will almost certainly require alteration at some time in the future (eg the construction of a roundabout). Turning left from Rectory Road into Glebelands Road already presents a problem because of the tightness of the corner and the proposed development would severely limit any remedial options available. The new building is simply too close to the corner to permit future improvements to the road system it would abut.

We hope that all of the above points, when placed in the balance, will make it clear that Planning Application F/2002/7745 should be rejected.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

9.Cedar Close
Wokingham
RG40 1EA

APPLICATION No F/2002/7745 October 16 2003

Re. Rectory Rd. 1.Glebelands Rd.

Dear Mrs Pocock.

When the original proposal for above planning permission was being sought, I wrote to Wokingham Council because I am particularly concerned about any increase in the volume of traffic in the area.

The traffic lights in Rectory Rd are often not observed, cars rushing to beat the red lights . The crossing is one of these strange ones where sometimes the green pedestrian light comes on and at others times it doesn't, there is no other crossing in the road; how are disabled and elderly meant to manage?. The traffic taking the left lane into Gleblands Rd, comes round the corner at great speed, making a wide sweep into on coming traffic.The actual volume of traffic has increased to the point where it is becoming unbearable and of course polution is much worse [I am a driver myself, so I do not think I am over reacting]

There is an estate for the elderly and an old peoples home off Gleblands Rd, therefore Gleblands Rd is used by them walking into town and it has become very unpleasant and unsafe for them...

Building flats with parking facilities is only going to add to an already dangerous situation ..

Yours sincerly

J. M. Raines

Tel. (0118) 974 6448 (Direct Line)
Date: November 10, 2003
My ref: F/2002/7745
Your ref: APP/X0360/A/03/1125972

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

With reference to this appeal, I enclose 2 copies of the Highways Agency's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date: November 5, 2003
My ref: F/2002/7745
Your ref: APP/X0360/A/1125972

WOKINGHAM DISTRICT COUNCIL

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
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BS1 6PN

Environmental Services Department
Planning Services
P.O. Box 157
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Tel: (0118) 974 6000
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DX: 33506 – Wokingham

Dear Mrs Pocock

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd Wokingham

With reference to this appeal, I enclose 2 copies of the Authority's statement of case.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
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Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

PLANNING SERVICES 75116
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DC 89
APP
04 DEC 2003
COPIES TO
FILE

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 3 December 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I enclose for your information a copy of the appellant's final comments on the above appeal. Normally, no further comments, from any party, will now be taken into consideration.

Yours faithfully

Mrs Margaret Pocock

217L(BPR)

Rang PINS AM 8/12
Someone will ring me.

Rang PINS 4pm 8/12
Spoke to Danielle Dineo - everyone off sick - try again 9/12

Rang 10.30 9/12 - spoke to Miles Lloyd - will find file + ring back.
DG.

Den, It looks like they haven't received my statement, which was sent before the highway one, which is a bit worrying. Please can you check with the Inspectorate.
Thanks
Emy.

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Your Ref:APP/x0360/A/03/1125972
Our Ref:MC/jmc/c/2320

1st December 2003

The Planning Inspectorate
3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sirs

APPEAL BY T A FISHER
LAND AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM

Thank you for your letter of 14th November, enclosing the Local Planning Authority's statement. For clarification, the document received is 5 pages, titled 'Written Representations on Sustainable Transportation Issues' with a plan at the end concerning the Wokingham District Council Parking Strategy.

It would therefore appear that the Local Authority has not submitted a statement on the planning objections and this was confirmed to me during a conversation with the case officer on Friday (28th November) afternoon. I raise this point because at paragraph 1.2 of the Statement received it is noted that:-

not me- I was on leave!

> **The Planning history for the site and relevant policy issues are set out in the Council's planning statement paragraphs 4.24, 4.25, 4.26, 4.27 and 4.29."**

Given that the Planning Authority has not submitted a separate statement, I can only assume that this is a reference to a Planning Committee Report. Should it be the case that a Statement has been prepared by the Planning Authority and not sent to Chancellors, then clearly we shall need to be given additional time to comment, accordingly.

T A Fisher is preparing an appropriate unilateral undertaking with respect to the financial contributions and this will be made available for the Inspector, prior to the site visit.

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

As required, 2 copies of this letter are enclosed.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. J Pacey Esq. T A Fisher
Sue Crowther, Pitmans

9 Barkhart Drive
Wokingham,
Berkshire
RG40 1TW

12 October, 2003

Dear Sir/Madam

APPLICATION NO. F/2002/7745
APPEAL BY: T A Fisher
SITE: 24 Rectory Road and 1 Glebelands Road, Wokingham.
PROPOSAL: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwelling and outbuildings.

APP/X0360/A/03/1125972

I understand that the builder/developer is appealing against the decision of the Wokingham District Council re the above site and we would like to put our strong objections to this application.

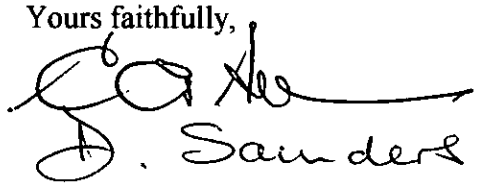
Rectory Road is the main thoroughfare through the Wokingham one-way system and the corner of Glebelands Road is a very busy junction especially at peak times. Traffic passes through from Reading Road to avoid the town centre traffic lights and the build-up of traffic from the Railway Station (Station Road). The District Council wishes to encourage people to walk into town and we regularly use Rectory Road. At present the junction with Glebelands is hazardous because of limited visibility and to have the 14 flats with their cars would create more of a problem.

Apart from the traffic pollution and noise, (this area was found to be one of the worst polluted spots in Wokingham by the Council's own survey), if built, these flats would destroy two extremely attractive houses. They are not old houses – probably 30 years old. Wokingham does not need more blocks of flats.

Wokingham needs affordable housing for first-time buyers, but these flats would probably be out of their price range.

Also, we think this application should be considered in conjunction with another development under planning consideration further along Glebelands Road, and which proposes 38 dwellings.

Yours faithfully,



Dorothea and Clive Saunders

Mrs M Pocock
The Planning Inspectorate
Room 3/03, Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL BS1 6PN

PLANNING APPLICATION COMMENTS SHEET FOR F/2003/0206. (Case Officer:Emy Circuit)
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).

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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/2003/0206

YOUR NAME: MR & MRS R.J. PLESTER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
1 GLEBELANDS ROAD
WOKINGHAM
BERKSHIRE
RG40 1DY

rjplester@btopenworld.com

YOUR E-MAIL ADDRESS: _____ (this is optional but wherever possible we will respond to you via e-mail saving on costs and reducing the use of paper)

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 write to support the appeal by Messrs. T A Fisher. Whilst it is true that we have a vested interest in the success of this appeal it is not a **"get rich quick"** scheme for us!

The proposed development will be a great improvement to this part of Wokingham. Between my property and Rectory Road there is a small strip of wasteland (approximately 42 metres long and 2 – 5 metres wide that I understand was once earmarked for inclusion in Wokingham's now abandoned Inner Distribution Road scheme) that Wokingham District Council reluctantly, and unsuccessfully, try to keep tidy. Once a year a man with a bush-cutter is sent to cut down the weeds. For most of the year this strip of wasteland is a weed-strewn eyesore peppered by the occasional discarded fast food and drink containers! This development will remove this eyesore.

Over recent months we have visited a number of developments by Messrs. T A Fisher. The quality of their workmanship and design is of the highest standard, comparable with the best in their field. It is our opinion that this development and the accompanying landscaping will be an enhancement of this part of Wokingham by providing 14 high-quality housing units.

73943

PLANNING SERVICES HPT
POL
DC
APP
CS
21 OCT

9.Cedar Close
Wokingham
RG40 1EA

APPLICATION No F/2002/7745 October 16 2003

Re. Rectory Rd. 1.Glebelands Rd.

Dear Mrs Pocock.

When the original proposal for above planning permission was being sought, I wrote to Wokingham Council because I am particularly concerned about any increase in the volume of traffic in the area.

The traffic lights in Rectory Rd are often not observed, cars rushing to beat the red lights . The crossing is one of these strange ones where sometimes the green pedestrian light comes on and at others times it doesn't, there is no other crossing in the road; how are disabled and elderly meant to manage?. The traffic taking the left lane into Gleblands Rd, comes round the corner at great speed, making a wide sweep into on coming traffic The actual volume of traffic has increased to the point where it is becoming unbearable and of course polution is much worse [I am a driver myself, so I do not think I am over reacting]

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Building flats with parking facilities is only going to add to an already dangerous situation ..

Yours sincerly

J. M. Baines.

As requested I have sent 3. copies to Mrs Pocock - Bristn. J.B.

Emy Circuit
From: Adam Coggins
Sent: 22 October 2003 09:38
To: Stephen Reed
Cc: Emy Circuit
Subject: FW: F/2002/7745 - 24 REctory Road, Wokingham - justification of SAI contributions

Steve,

Please can you arrange for a statement to be produced for the above appeal - its required by 3rd November. I'll do a pink form for it later today..

Cheers, Adam

-----Original Message-----
From: Emy Circuit
Sent: Wednesday, October 22, 2003 8:14 AM
To: Adam Coggins; Iain Root
Subject: F/2002/7745 - 24 REctory Road, Wokingham - justification of SAI contributions

Adam/Iain,

This application was refused on 26 August 2003 and is now the subject of a written reps appeal. One of the reasons relates to the SAI contributions. Below is what I've written so far but I need some more detail to justify the specific contributions sought. Please can you let me have this by Monday 3rd November? Adam, can you also let me have any conditions you would want included?

Thanks

Emy

In the case of the appeal proposal contributions of £32,500 towards local sustainable transport and traffic management measures and £3,500 towards improvements to a local play area were sought.

Appendix H of the supplementary planning guidance, Planning Obligations, Principles and Practice refers to contributions towards access and movement. The £32,500 contribution would be towards local highway traffic and transport management measures in the vicinity, including pedestrian improvements.

Wokingham District Local Plan (as proposed to be modified) policy WR7 requires that provision for public open space and associated equipment should be made in association with new residential development and Appendices 5 & 6 of the plan set out standards for this provision (see Appendix 3). Where public open space cannot be provided on site, a financial contribution towards provision of these facilities will be sought, in this case £3,500 towards improvements in play areas in Wokingham. Appendices D and J of the Council's supplementary planning guidance, Planning Obligations, Principles and Practice refer to provision of community facilities and recreation and leisure facilities.

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk

Emy Circuit
From: Emy Circuit
Sent: 22 October 2003 08:14
To: Adam Coggins; Iain Root
Subject: F/2002/7745 - 24 REctory Road, Wokingham - justification of SAI contributions

Adam/Iain,

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Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

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emy.circuit@wokingham.gov.uk
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The Planning Inspectorate

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Temple Quay House
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Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624
GTN 1371-6079

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 15 October 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I refer to the above appeal and to the questionnaire.

Would you please send us a copy of W1C12A of the Deposit Draft Wokingham District Local Plan Policies.

Thank you.

Yours faithfully

Sent 16/10/03 DG.

pp Mrs Margaret Pocock

211B(BPR)

Tel. (0118) 974 6448 (Direct Line)
Date: October 8, 2003
My ref: F/2002/7745
Your ref: APP/X0360/A/03/1125972

Mrs M Pocock
The Planning Inspectorate
Room 3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

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 Mrs Pocock

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

Following the questionnaire & associated documents sent earlier today, I enclose a list of further interested parties who have been notified of the appeal.
I have also sent a copy to the appellant's agent.

Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 8, 2003
My ref: F/2002/7745
Your ref: c/2320

Chancellors
45 High St
Odiham
Hook
Hants
RG29 1LF

Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Dear Sirs

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

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Yours faithfully

Denise Gumbrell (Mrs)
Appeals Assistant

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Tel. (0118) 974 6448 (Direct Line)
Date: October 8, 2003
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Mrs M Pocock
The Planning Inspectorate
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APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

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Yours sincerely

Denise Gumbrell (Mrs)
Appeals Assistant

Enc

Tel. (0118) 974 6448 (Direct Line)
Date. October 8, 2003
My ref: F/2002/7745
Your ref: c/2320

Chancellors
45 High St
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RG29 1LF

Environmental Services Department
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SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham

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I have also sent copies to The Planning Inspectorate.

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Denise Gumbrell (Mrs)
Appeals Assistant

Enc

The Planning Inspectorate

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Fax No 0117-3728624

GTN 1371-6079

73367
DC
01 OCT 2003
CC:
FILE:

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 30 September 2003

14/10 (H) EXC

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

I have received an appeal form and accompanying documents for this site. I am the case officer. If you have any questions please contact me. Apart from the questionnaire, please always send **2 copies** of all further correspondence, giving the full appeal reference number which is shown at the top of this letter.

I have checked the papers and confirm that the appeal is valid. If it appears at a later stage, following further information, that this may not be the case, I will write to you again.

The appellant has requested the written procedure. Unless you tell me otherwise, I will assume that you do not want an inquiry. The date of this letter is the **starting date** for the appeal.

The following documents must be **submitted** within this timetable:

Within 2 weeks from the starting date -

You must notify any statutory parties and any other interested persons who made representations to you about the application, that the appeal has been made. You should tell them that:-

i) any comments they made at application stage will be sent to me and if they want to make any additional comments, wherever possible, they must submit 3 copies within **6 weeks of the starting date.** If representations are submitted after the deadline, they will not normally be seen by the Inspector and they will be returned.
ii) they can get a copy of our booklet 'Guide to taking part in planning appeals' free of charge from you, and
iii) if they want to receive a copy of the appeal decision they must write to me asking for one.

You must submit a copy of a completed appeal questionnaire with copies of all necessary supporting documents, to the appellant and me. It is essential that details of all the relevant development plan policies are included with it at this early stage.

Within 6 weeks from the starting date -

You must submit 2 copies of your statement to me if the appeal questionnaire does not comprise the full details of your case. The appellant must submit 2 copies of any statement to me if it proves necessary to add to the full details of the case made in the grounds of appeal. I will send a copy of your statement to the appellant and send you a copy of their statement. Please keep your statement concise, *as recommended in Annex 1(i) of DETR Circular 05/2000.* I will send you and the appellant a copy of any comments submitted by interested parties.

Within 9 weeks from the starting date -

You and the appellant must submit 2 copies of any final comments on each other's statement and on any comments on any representations from interested parties to me. Your final comments must not be submitted in place of, or to add to, your 6 week statement and no new evidence is allowed. I will forward the appellant's final comments to you at the appropriate time.

Site visit arrangements

We will arrange for our Inspector to visit the appeal site and we will send you the details. Our aim is to arrange the visit within 12 weeks of the **starting date**, but from time to time it may take us a little longer.

You **must keep to the timetable** set out above and ensure your representations are submitted within the deadlines. If not, your representations will not normally be seen by the Inspector and they will be returned to you. Inspectors will not accept representations at the site visit, nor will they delay the issue of their decision to wait for them. As I have given details of the timetable, I will not send you reminders.

Planning obligations - Section 106 agreements

A planning obligation, often referred to as a 'section 106 agreement', is either a legal agreement made between the LPA and a person 'interested in the land', or a legally binding undertaking signed unilaterally by a person 'interested in the land'.

If you intend to rely on an obligation, you must submit a completed, signed and dated copy before the date of the site visit. An Inspector will not normally delay the issue of a decision to wait for the completion of an obligation.

Yours faithfully

pp Mrs Margaret Pocock

102(BPR)

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

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

Your Ref: F/2002/7745

Our Ref: APP/X0360/A/03/1125972

Date: 17 September 2003

Dear Madam

TOWN & COUNTRY PLANNING ACT 1990
APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

Please find enclosed a copy of a letter sent to the appellant's agent.

Yours faithfully

pp Mrs Margaret Pocock

211B(BPR)

73011

DG

The Planning Inspectorate

3/03 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
http://www.planning-inspectorate.gov.uk

Direct Line 0117-3726079
Switchboard 0117-3728000
Fax No 0117-3728624

GTN 1371-6079

Chancellors
45 High Street
Odiham
Hook
Hampshire
RG29 1LF

Your Ref:

Our Ref: APP/X0360/A/03/1125972

Date: 17 September 2003

Dear Sir/Madam

APPEAL BY T A FISHER
SITE AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM, BERKSHIRE, RG41 1DY AND 1DH

You have asked for the appeal which you have recently submitted, to be dealt with by way of a hearing.

I thought that I should let you know that we are currently having some difficulty in fixing dates for hearings as early as we would wish. At the present time, we are fixing hearings something like 6-8 months ahead. There are a number of reasons. The first is that there has been a substantial increase in the number of planning appeals over the last 2 or 3 years. On current trends we could receive as many as 20,000 planning appeals this year. A second is that we have also seen a substantial increase in the proportion of cases where appellants, or very occasionally local authorities, are requesting hearings rather than written representations. We recognise that the increase in popularity of hearings may reflect the speeding-up that has been achieved in the past but it is now much more difficult for us to fix hearings. The same Inspectors conduct both hearings and written appeals, but written appeals can be completed much sooner.

In the light of this, I would like to ask you whether you feel able to reconsider the need for a hearing. Our experience has been – as the proportion of hearings has increased – that many of the cases could in fact be dealt with equally well in writing, and could be handled much more quickly, without any diminution in quality. However, if at any time during the written representation procedure it becomes evident to the Inspector that a hearing is necessary, a hearing will be held.

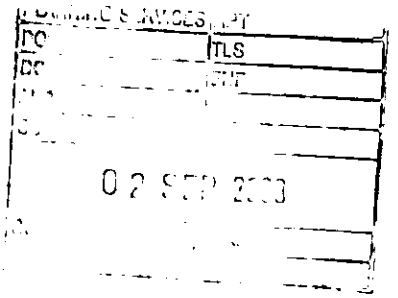
Please let the case officer know, within seven days, if you feel that this might be possible in this case. Many thanks for your help.

Yours sincerely

Kathrine Sporle

Kathrine Sporle
Chief Executive

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS



Our Ref:MC/jmc/c/2320

1st September 2003

The Planning Inspectorate
Customer Support Unit
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sirs

APPEAL BY T A FISHER
LAND AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM

On behalf of my client, T A Fisher, please find enclosed an appeal against the decision of Wokingham District Council to refuse planning permission for the erection of 14 flats with associated car parking facilities at the above site. An informal hearing has been requested.

I confirm that the appeal documents have been sent to the Local Planning Authority today.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

Encls.

c.c. J Pacey, T A Fisher

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

The Planning Inspectorate

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

For official use only
Date Received

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 6372.

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.

Please print clearly in capitals using black ink

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name	T A Fisher		
Address	Windmill House, Victoria Road	Daytime phone no	
	Mortimer, Reading	Fax no	
Postcode	RG7 3DF	E-mail address	

B. AGENT DETAILS FOR THE APPEAL (if any)

Name	Chancellors		
Address	45 High Street	Your reference	c/2320
	Odiham, Hook	Daytime phone no	01256 703090
	Hampshire	Fax no	
Postcode	RG29 1LF	E-mail address	

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the LPA	Wokinhgam District Council	LPA's application reference no.	2002/7745
Date of the planning application	03/10/02		
Date of LPA's decision notice (if issued)	26/08/03		

D. APPEAL SITE ADDRESS

D

Address: 24 Rectory Road and 1 Glebelands Road
Wokingham
Berkshire

Postcode: RG41 1DY & 1DH

Note: Failure to provide the full postcode may delay the processing of your appeal.

Is the appeal site within a Green Belt? YES ☐ NO ☑

E. DESCRIPTION OF THE DEVELOPMENT

Size of the whole appeal site (in hectares): 0.2642

Area of floor space of proposed development (in square metres): 1379

Has the despcription of the development changed from that stated on the application form? YES ☑ NO ☐

If YES, please state below the revised wording, and enclose a copy of the LPA's agreement to the change.

Erection of 14 flats with associated car parking facilities. Demolition of existing dwellings and outbuildings.

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 on the application form or 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 G

CHOOSE ONE PROCEDURE ONLY
You should start by reading our booklet 'Making your planning appeal' which explains the different procedures used to determine planning appeals. In short there are 3 possible methods: - written representations, hearings and inquiries. You should consider carefully which method suits your circumstances.

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

Please tick ✓

1. WRITTEN REPRESENTATIONS ☐

This is normally the simplest, quickest and most straightforward way of making an appeal. Three out of every four people making an appeal choose this method. The written procedure is particularly suited to small-scale developments (e.g. extensions of buildings, individual houses or small groups of houses, appeals against conditions and changes of use). It is also very popular with people making their own appeal without professional help. The process involves the submission of written 'grounds of appeal' followed by a written statement and any supporting documents. It also provides an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). An Inspector will study all of the documents before visiting the appeal site/area and issuing a written decision.

NOTE: The Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

a). If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

YES ☐

NO ☐

b). Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

YES ☐

NO ☐

If the answer to 1b is 'yes' please explain

2(a). HEARINGS ☑

This process is likely to be suited to slightly more complicated cases which require detailed discussion about the merits of a proposal. Like the written procedure, the process starts with the submission of 'written grounds of appeal' followed by a full written statement of case and an opportunity to comment in writing on the Local Planning Authority's reasons for refusing permission (or failing to determine the application). The Planning Inspectorate will then arrange a hearing at which the Local Planning Authority and the appellant(s) will be represented. Members of the public, interested bodies (e.g. Parish/Town Councils) and the press may also attend. At the hearing the Inspector will lead a discussion on the matters already presented in the written statements and supporting documents. The Inspector will visit the site/area and issue a written decision in the same way as the written procedure.

Although you may prefer a hearing the Inspectorate must consider your appeal suitable for this procedure.

(b) INQUIRES ☐

This is the most formal of procedures. Although it is not a court of law the proceedings will often seem to be quite similar as the parties to the appeal will usually be legally represented and expert witnesses will be called to give evidence. Members of the public and press may also attend. In general, inquiries are needed for appeals that:

- are complex and unduly controversial;
- have caused a lot of local interest;
- involve the need to question evidence through formal cross-examination.

H. GROUNDS OF APPEAL H

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, you do not have to provide your full grounds of appeal. You can provide only a brief outline of your grounds, but it must be sufficiently detailed and comprehensive enough to enable the LPA to prepare their case.

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

Please continue on a seperate sheet if necessary.

1. The appeal site comprises previously developed land lying 40m from the edge of Wokingham town centre.

2. The surrounding area is mixed in character and comprises flats and sheltered accommodation, in addition to large family houses. The Local Authority acknowledges that three storey development may be acceptable.

3. It is considered that the design and layout of the scheme would compliment the existing character and that the building would not appear prominent. The sensitive nature of the design means that the building would make a positive contribute to the character of the area.

4. Care has been taken with the layout to ensure that no material harm would be caused in terms of overshadowing or overbearing impact on the adjoining development.

5. The appellant is prepared to make appropriate contributions towards services and infrastructure, in line with the Berkshire Structure Plan and Government planning policy. This matter will be resolved prior to the hearing.

6. For all the reasons set out above, it is considered that the proposal is acceptable when considered against relevant planning policies and in terms of site specific matters. The proposal would make much better use of previously developed land for housing, in line with Government planning policy, while the scheme takes account of the wider context.

7. The appellant will expand on these issues at the appropriate time.

H. GROUNDS OF APPEAL (continued) H

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). 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 (see *Guidance Notes*) 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
Mr & Mrs P Taylor	24 Rectory Road, Wokingham, RG41 1DY	01/09/03
Mr & Mrs R Plester	1 Glebelands Road, Wokingham, RG411D	01/09/03

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 CERTIFICATES (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 'Tenants 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

J. ESSENTIAL SUPPORTING DOCUMENTS

The documents listed in 1-6 below, must be sent with your appeal form; 7-11 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 Ordinance Survey map).	☑
5.	A list (stating drawing numbers) and copies of all **plans, drawings and documents** sent to the LPA as part of the application.	☑
6.	A list (stating drawing numbers) and copies of 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.	☑
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.	If the appeal is against the LPA's refusal or failure to decide an application which relates to a **condition**, we must have a copy of the original permission with the condition attached.	☐
11.	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).	☐
12.	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.	☐

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

K. PLEASE SIGN BELOW

K

(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 Chancellors. (on behalf of) T A FISHER

Name (in capitals) CHANCELLORS Date 01/09/03

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the booklet accompanying this appeal form.

NOW SEND

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

- **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 sending further information or representations.

   YOU MUST KEEP TO THE TIMETABLE
   If information or representations are sent 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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The Copyright Unit
Her Majesty's Stationary Office
St Clements House
2-6 Colegate
Norwich NR3 1BQ

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: T A Fisher
SITE: 24 Rectory Rd & 1 Glebelands Rd, Wokingham
APPLICATION NO.: 7745
PROPOSAL: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings & outbuildings.

LIST OF PERSONS CIRCULATED WITH NOTICE OF APPEAL

District Councillor(s) for Norreys

Mr I Brown

Mr D Lee

Mrs M Robertson

Clerk(s) of Parish / Town Council of Wokingham

Keith Abnett, Town Hall, Market Place, Wokingham RG40 1AS

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

Environment Agency, Swift House, Frimley Business Park, Camberley Surrey GU16 7SQ
Fao Kim Harris ref: SU86NW/17/35

Policy & Plans, WDC

Environmental Design, WDC

Biodiversity Officer, WDC

Organisation_Name	Building_Name	address1	Postcode
	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP
	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP
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	WOODSTOCK	WOODSTOCKRECTORY ROADWOKINGHAM	RG40 1DJ
		20RECTORY ROADWOKINGHAM	RG40 1DH
		2PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		4PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		6PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
		8PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ

Organisation_Name	Building_Name	address1	Postcode
		10PALMER SCHOOL ROADWOKINGHAM	RG40 1TJ
	LITTLE CHARLECOMBE	Rectory Rd.	

WOKINGHAM UNITARY
Aiming for Excellence

9 Cedar Close Wokingham
23 Glebelands Rd "
29 " " "
9 Barkham Dre "
5 Erica " "
26 Rectory Rd "
5 Milton Ct "

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Organisation_Name	Building_Name	address1	Postcode
		26RECTORY ROADWOKINGHAM	RG40 1DN
		10HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		11HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		12HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		4HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		5HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
		6HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
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		8HIGHFIELD CLOSEWOKINGHAM	RG40 1DG
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		16RECTORY ROADWOKINGHAM	RG40 1DH
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		22RECTORY ROADWOKINGHAM	RG40 1DH
		24RECTORY ROADWOKINGHAM	RG40 1DH
		15RECTORY ROADWOKINGHAM	RG40 1DJ
		28RECTORY ROADWOKINGHAM	RG40 1DN
		30RECTORY ROADWOKINGHAM	RG40 1DN
		21RECTORY ROADWOKINGHAM	RG40 1DP
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		7CEDAR CLOSEWOKINGHAM	RG40 1EA
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	LOCKTON HOUSE	LOCKTON HOUSERECTORY ROADWOKINGHAM	RG40 1DP

The Planning Inspectorate

QUESTIONNAIRE

PLANNING, LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT

For official use only
Date Received

APPEAL REF: APP/X0360/A/03/1125972 GRID REF:

APPEAL BY: T. A. Fisher

SITE: 24 Rectory Rd + 1 Glebelands Rd. POSTCODE RG41 1DY

You must ensure that a copy of the completed questionnaire, together with any enclosures, is sent to us and the appellant, **within 2 weeks of the 'starting date'** given in our letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.** Please send our copy to the case officer. Their address is shown on our letter.

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us within 6 weeks of the 'starting date'.

1. Do you agree to the written representations procedure?
(An exchange of written statements, which will be studied by the Inspector, prior to visiting the site).

   ☑ YES ☐ NO

   if NO,

   Do you wish to be heard by an Inspector at (a) a local inquiry? or

   ☐ YES ☑ NO

   (b) a hearing?

   ☐ YES ☑ NO

   Note: If the written procedure is agreed the Inspector will visit the site unaccompanied by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.

2a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road or other public land?

   ☐ YES ☑ NO

b. Is it essential for the Inspector to enter the site to check measurements or other relevant facts?

   ☐ YES ☑ NO

   If the answer to 2b is YES please explain:

3. Please provide the name and telephone number of the officer we can contact to make arrangements for the site visit, hearing or inquiry.

   Name
   D. Gunnell
   Telephone no.
   01189746448

4. Does the appeal relate to an application for approval of reserved matters?

   ☐ YES ☑ NO

5. Was an Article 7 (Regulation 6 for listed building or conservation area consent) certificate submitted with the application?

   ☐ YES ☐ NO ☑ NA

6. Did you give publicity to the application? ☑ YES ☐ NO

– Article 8 of the GDPO 1995

– Section 67/73 of the Planning (Listed Buildings & Conservation Areas) Act 1990

– Regulation 5 of the Planning (Listed Buildings & Conservation Areas) Regulations 1990

7. Is the appeal site within an approved Green Belt or AONB? ☐ YES ☑ NO

Please specify which

8. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? If YES, please attach details. ☐ YES ☑ NO

9. a. Are there any other appeals or matters relating to the same site or area still being considered by us or the Secretary of State? If YES, please attach details and, where necessary, give our reference numbers. ☐ YES ☑ NO

b. Would the development require the stopping up or diverting of a public right of way? If YES, please provide an extract from the Definitive Map and Statement for the area, and any other details. ☐ YES ☑ NO

10. Is the site within a Conservation Area? If YES, please attach a plan of the Conservation Area. (If NO, go to Q12.) ☐ YES ☑ NO

11. Does the appeal relate to an application for conservation area consent? ☐ YES ☐ NO

12. a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building? ☐ YES ☑ NO

Grade I / II* / II ☐☐☐

b. Would the proposed development affect the setting of a listed building? ☐ YES ☑ NO

If the answer to question 12a or b is YES, please attach a copy of the relevant listing description from the List of Buildings of Special Architectural or Historic Interest. (If NO, go to Q14.)

Date of listing

13. Has a grant been made under Sections 3A or 4 of the Historic Buildings and Ancient Monuments Act 1953? ☐ YES ☐ NO

14. a. Would the proposals affect an Ancient Monument (whether scheduled or not)? ☐ YES ☑ NO

b. If YES, was English Heritage consulted? Please attach a copy of any comments. ☐ YES ☐ NO

15. Is any part of the site subject to a Tree Preservation Order? If YES, please enclose a plan showing the extent of the Order and any relevant details. ☑ YES ☐ NO

16. a. Is the appeal site in or adjacent to or likely to affect an SSSI? If YES, please attach the comments of English Nature. ☐ YES ☑ NO

b. Are any protected species likely to be affected by the proposals? If YES, please give details. BUT SEE BIODIVERSITY OFFICER'S COMMENTS ☐ YES ☑ NO

17. Copies of the following documents must, if appropriate, be enclosed with this questionnaire:

a. Is the development in Schedule 1 or column one of Schedule 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999? If YES, please indicate which Schedule.	☐ YES Sch1 ☐	☑ NO Sch2 col 1 ☐
b. Is the development within a 'sensitive area' as defined by regulation 2 of the Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999?	☐ YES	☑ NO
c. Has a screening opinion been placed on Part 1 of the planning register? If YES, please send a copy to us.	☐ YES	☑ NO
	Number of Documents Enclosed	N/A
d. Any comments or directions received from the Secretary of State, other Government Departments or statutory agencies / undertakers whether or not as a result of consultations under the GDPO;	9	
e. Any representations received as a result of an Article 7 (or Regulation 6) notice;		✓
f. A copy of any notice published under Article 8 of the GDPO 1995; and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and/or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990;		✓
g. Any representations received as a result of a notice published under Article 8 and/or Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (or Regulation 5);		✓
h. Details of any other applications or matters you are currently considering relating to the same site;		✓
i. **For all appeals, including those against non determination, you must provide details of all relevant development plan policies.** ***Each extract must include the front page, the title and date of approval or adoption. Where plans & policies have not been approved or adopted, please give the stage or status of the plan;***	3	
j. Any supplementary planning guidance, together with its status, that you consider necessary;		✓
k. Any other relevant information or correspondence you consider we should be aware of;		✓
	Enclosed	To be sent within 6 weeks from start date
l. Please provide us with a list of conditions which you consider should be imposed if planning permission is granted. **You need not submit this with the other questionnaire papers, but it should reach us within 6 weeks from the starting date. Being a questionnaire paper, the list should be submitted separately from your appeal statement.**		✓

18. a. Please include: i) a copy of the letter in which you notified people of the appeal; ii) a list of the people you notified; and iii) the deadline you gave for their comments to be sent to us.	11/11/03	
b. Copies of the following documents must, if appropriate, be enclosed with the questionnaire.	Number of Documents Enclosed	N/A
i) representations received from interested parties about the original application;	39	
ii) the planning officer's report to committee; + update.	1	
iii) any relevant committee minute.	1	
19. **For appeals dealt with by written representations only** Do you intend to send another statement about this appeal? If NO, please enclose the following information:-	☑ YES	☐ NO
a. In non-determination cases:		
i) what the decision notice would have said;		
ii) how the relevant development plan policies relate to the issues of this appeal.		
b. In all cases:		
i) the relevant planning history;		
ii) any supplementary reasons for the decision on the application;		
iii) matters which you want the Inspector to note at the site visit.		
20. The Mayor of London cases only		
a. Was it necessary to notify the Mayor of London about the application? If YES, please attach a copy of that notification.	☐ YES	☐ NO
b. Did the Mayor of London issue a direction to refuse planning permission? If YES, please attach a copy of that direction.	☐ YES	☐ NO

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

Signature [signature] on behalf of WOKINGHAM Council

Date sent to us and the appellant 06/10/03 LPA Ref: F/2002/7745

Please tell us of any changes to the information you have given on this form.

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TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY

T A FISHER

AGAINST THE DECISION OF

WOKINGHAM DISTRICT COUNCIL

TO REFUSE PLANNING PERMISSION FOR THE ERECTION OF 14 FLATS WITH ASSOCIATED CAR PARKING FACILITIES AT

LAND AT NO. 24 RECTORY ROAD AND No.1 GLEBELANDS, WOKINGHAM

WRITTEN REPRESENTATIONS STATEMENT

PREPARED BY

CHANCELLORS

LPA REF: F/2002/7745
CHANCELLORS REF: C/2320

NOVEMBER 2003

CHANCELLORS

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2.	SITE AND SURROUNDINGS	3
3.	THE PROPOSAL	4
5.	PLANNING POLICY	6
6.	ANALYSIS OF THE MAIN ISSUES	10

DOCUMENTS

1. COMMITTEE REPORT
2. BERKSHIRE STRUCTURE PLAN POLICIES
3. SOUTH EAST AREA LOCAL PLAN POLICIES
4. WOKINGHAM LOCAL PLAN DEPOSIT DRAFT POLICIES
5. PAPERS CONCERNING FLATTED DEVELOPMENT APPROVED AT 4, 6 AND 6A GLEBELANDS ROAD

1. INTRODUCTION

1.1 This appeal is lodged against the decision of Wokingham District Council to refuse planning permission for the erection of 14 flats with associated car parking facilities at No.24 Rectory Road and No. 1 Glebelands, Wokingham.

1.2 The statement describes the site and surroundings, and the proposal, examines relevant planning policies and provides an analysis of the main planning issues. Documents referred to are attached.

2. SITE AND SURROUNDINGS

2.1 The application site is generally level and lies at the junction of Glebelands Road with Rectory Road, to the north of Wokingham Town Centre. It comprises the residential plots of two detached properties, No.1 Glebelands Road and No. 24 Rectory Road. In area the site comprises 0.25 hectares.

2.2 Along both the Rectory Road frontage and at the rear of the plots, there are lines of trees on and around the boundaries. An arboricultural report was submitted to the Authority addressing with these matters.

2.3 The overall character of the site and surrounding area is mixed residential, comprising detached dwellings and more intensive terraced and flatted development. Opposite the site in Rectory Road, Lockson House and Woodstock are three storey apartment blocks, while high density residential redevelopment schemes have recently been approved in the area.

2.4 The site is in a sustainable location, being within 200m of the main shopping and commercial areas of Wokingham Town Centre. Rectory Road is a bus route, whilst Wokingham railway station lies within walking distance, less than half a mile away to the west.

3. THE PROPOSAL

3.1 The application, which was submitted to the Local Planning Authority in October 2002, proposes demolition of the existing properties and the erection of a three storey building comprising 14 No. two bedroom apartments. The scheme amounts to a density of 56 dph.

3.2 Access to the site would be via Rectory Road, leading to the proposed car parking area, located at the south western end of the site. The parking area takes the form of a car port for 14 vehicles wrapped around a hard surfaced area. A further 7 spaces would be provided adjacent to this area, meaning a total of 22 parking spaces.

3.3 The building would be located at the north eastern end of the site, positioned so that it would continue the existing building lines. As can be seen from the layout plan, the scheme proposes substantial areas of amenity space and landscaping.

3.4 The building takes the form of a central hipped roof, with gables at right angles to provide an irregularly shaped and modelled structure, thereby ensuring an interesting and varied appearance on what is a relatively prominent corner site.

3.5 Features of the building include dormer windows, balconies and decorative brickwork detailing. In particular, care has been taken to ensure a strong horizontal emphasis in the use of materials and fenestration.

3.6 The layout proposes retention of trees along the boundaries and includes new landscaping, both hard and soft, to enhance the building and setting.

3.7 The application was refused on 29th August 2003. Attached as Document 1 is the relevant report to the Development Control Committee.

4. PLANNING POLICY

4.1 The Development Plan for the purpose of this appeal is:

i) The Approved Berkshire Structure Plan, 1997
ii) The Adopted South East Area Local Plan, April 1994
iii) The Wokingham District Local Plan (as proposed to be modified)

4.2 Set out below is brief summary of the various policies, referred to by the Local Authority in the reasons for refusal. Reference is also made to other policies considered to be of relevance to the consideration of this appeal.

The Approved Berkshire Structure Plan

4.2 This was adopted in August 1997 and therefore precedes PPG3. Documents referred to are attached as Document 2.

4.3 Policy OS1 sets out the overall strategy which is to seek sustainable development. This requires, amongst other things, that new development be steered to locations which minimise the need for travel and are well served by public transport. The appeal site is clearly compatible with this requirement.

4.4 Policy H5 requires that part of the provision of new housing development is to be building on suitable undeveloped land within built-up areas. The site is previously developed land, as defined in PPG3, and is therefore 'suitable' in the context of this policy.

4.5 Policy LD6 is concerned with the provision of infrastructure, services and amenity, while Policy EN1 requires new development to be appropriate to

its surroundings, be of a high standard of design and take account of existing features.

South East Area Local Plan

4.6 This was adopted in April 1994 and is now time expired, although certain policies are relied on by the Local Authority in advance of adoption of the District Local Plan. The Plan precedes PPG3. Policies referred to are attached as Document 3.

4.7 Policy STV1 generally allows development in identified settlements, including Wokingham, while Policy SH1 sets out the environmental criteria against which residential development proposals are to be considered.

4.8 Under the terms of Policy SBE1, new development is expected to contribute to the character of the area and retain important features, while Policy SBE2 is concerned with the relationship of new development to surroundings. Policies SBE5 and SBE8 are concerned, respectively with sunlight and landscaping

4.9 Policy SPS1 addresses contributions towards community needs.

Wokingham District Local Plan Deposit Draft

4.10 This was first published in 1997 and had evolved through an Inquiry and various modifications. The policies clearly represent the Local Authority's current approach to new development, in line with PPG3.

4.11 The most up to date version of the Plan is the 'Wokingham District Local Plan Deposit Draft with proposed further modifications highlighted' dated August 2003. Policies referred to are attached as Document 4.

4.12 Policy WOS1 is generally concerned with sustainable development, requiring amongst other things, that the use of existing land for new development is maximised and that travel by private car is minimised. The appeal scheme meets these objectives.

4.13 Housing Development Principles are set out under Policy WOS2, with under the sequential approach to be adopted, previously developed land within Category A settlements (including Wokingham) to be considered first. The appeal site and proposals comply with this objective.

4.14 Policy WOS3 sets out development control principles in connection with new development proposals, concerning environmental and highway matters. Similarly, Policy WBE1 requires a high standard of design, including consideration of open spaces and security issues, a reduction in car parking levels and encouragement towards public transport use.

4.15 Policies WBE10 and WBE12 are concerned, respectively, with landscaping and green routes. The appeal scheme proposes retention of the Rectory Road trees.

4.16 In the Housing section of the Plan, Policy WH1A requires that housing development on unidentified sites should make efficient use of land, take account of the impact on character and surroundings and take account of the extent to which future residents would be car dependent.

4.17 Policy WH6A requires a high standard of design for new housing schemes, together with a mix of housing and landscaped settings commensurate with the location of the site.

4.18 In the second reason for refusal, the Local Authority refers to Policy WIC1. As this is concerned with community facilities, it has no relevance to the consideration of this appeal.

4.19 Policy WOS4 is concerned with infrastructure, services and amenity and WR7, the provision of open space in new residential development.

5. MATERIAL CONSIDERATIONS

5.1 It is clear that the site is entirely appropriate for residential redevelopment, in principle, given its sustainable location and previously developed land character. In this respect, the proposal complies with planning policies at National and Local level.

5.2 Against this background, it is necessary to consider the proposal with respect to the reasons for refusal of the application and the issues raised therein. These are as follows:

i) Impact on the character of the area
ii) Relationship with adjoining development
iii) Services and infrastructure

Impact on the character of the area

5.3 The application site is not constrained by conservation area or area of special character notations. The surrounding area is mixed in character, as would be expected from an edge of centre site, and includes flatted development, as noted above. Moreover, earlier this year, the Local Authority approved a large flatted development on land at 4, 6 and 6A, Glebelands Road, to the north east of the appeal site. Attached as Document 5 are relevant papers, including the site location and site plan.

5.4 It is therefore evident that flatted development in relatively large buildings contributes significantly to the character of the surrounding area. In principle, therefore, there should be no objection to the provision of a building which is larger than a standard two storey dwelling. Indeed the Local Authority confirms in the Committee Report that three storey development is acceptable, as well as noting that the proposed density of

56 dph is acceptable in this location. Given these points, it would be difficult to devise a scheme for a smaller and less prominent building.

5.5 Care has been taken with the orientation of the building in relation to adjoining residential properties. In particular, the building is proposed to be sited so that it relates to the street scenes of both Glebelands Road and Rectory Road.

5.6 In particular, care has been taken to ensure that the elevations to both Glebelands Road and Rectory Road are varied and interesting. In this way, the building would make a positive visual statement, befitting what is a relatively prominent corner plot and enhancing the local residential environment.

5.7 Providing a relatively large, green amenity area between the building and the car parking area would ensure a spacious development. This, together with retention of trees along the boundary would maintain the existing green character of this part of Rectory Road/Glebelands Road. In this way, the proposed development would make better use of a sustainable site, without resulting in excessive building to land ratios.

5.8 In summary, the immediate character of the surrounding area is mixed and includes three storey flatted development. The layout and orientation of the building would ensure retention of trees and a spacious development, while the high quality of the design would ensure that the development would make a positive contribution to the street scene on what is a relatively prominent site.

Relationship with adjoining development

5.9 The scheme is beneficial in terms of No.22 Rectory Road, in that it would results in habitable accommodation being sited further away from this

property than is currently the case with No.24 Rectory Road. Moreover, the provision of the car port would further protect the amenities of the occupiers of this property.

5.10 Clearly the relationship with development opposite in Rectory Road is entirely acceptable. Similarly, the relationship with No.28 Rectory Road would be typical of such residential environments.

5.11 In preparing the scheme, the applicant has taken care to protect the amenities of the occupiers of No.3 Glebelands Road, to the north west. The building is sited so that it would be stepped back from the boundary. Four windows only are proposed and two of these, for the attic floor would be roof lights. On the ground and first floor levels, the windows would be fitted with obscure glass and positioned at high level. As a result of this layout and design, there would therefore be no overlooking of the adjoining property.

5.12 Any overshadowing of No.3 Glebelands would be minimal and entirely reasonable, given the urban nature of the immediate residential environment.

5.13 Overall it is considered that the proposal is entirely acceptable in relation to adjoining development.

Services and infrastructure

5.14 No request has been made to the appellant with respect to the issue of financial contributions towards services and infrastructure. The appellant would be prepared to enter into a unilateral undertaking in connection with this point, to make appropriate financial contributions. However, it should be noted that a further application has been submitted for a similar form of

development and if the Local Authority is mindful to approve the new scheme, then a unilateral undertaking relating to that proposal might be more appropriate.

5.15 For all the reasons set out in this statement, the Inspector is requested to allow the appeal and grant planning permission.

****

1

Development Control Ref No:	Received	Parish
F/2002/7745	01.11.2002	Wokingham

Applicant: T A Fisher

Location: 24 Rectory Road and 1 Glebelands Road, Wokingham.

Proposal: Erection of 14 Flats with associated car parking facilities. Demolition of existing dwellings and outbuildings.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Proposal –

The application relates to a 0.25 hectare site located on the north-western corner of the junction of Rectory Road and Glebelands Road, currently occupied by two, two-storey detached houses. The site is located within the identified Settlement of Wokingham, outside but close to the town centre, retail centre and the Wokingham Town Centre Conservation Area. Both Rectory Road and Glebelands Road are designated as Green Routes. It is proposed to demolish the two existing houses and erect a block of fourteen flats, with access from Rectory Road.

The proposal is before the Development Control Committee because it is for more than ten dwellings and, hence, constitutes a major development.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

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

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

Planning History

There are two existing dwellings on the site 24 Glebelands Road and 1 Rectory Road. Erection of 24 Glebelands Road predates planning records although the planning history indicates that the property has been extended. Outline planning permission for demolition of an existing bungalow and erection of four detached dwellings, now Nos 1, 3, 5 and 7 Glebelands Road was granted in 1968, with full permission being granted the following year. There have been no previous proposals for redevelopment of the current application site.

Consultations –

- ***Access and Movement*** – no objection subject to conditions and relatively minor revisions.
- ***Landscape Officer*** – on the basis of the tree survey submitted a number of the trees on the site have been included in a tree preservation order; the re-siting of the proposed flats and car ports overcomes concerns regarding the impact on some of these trees; a high quality landscaping scheme will be required.
- ***Environmental Health Officer*** – no objection subject to a condition restricting the hours of construction.
- ***Ecologist*** - a bat survey would be required
- ***Drainage Officer*** – No objection subject to conditions relating to surface water drainage.
- ***Crime Prevention Design Adviser*** – no comments received but the Council has been informed that comments will only be submitted where there are concerns regarding proposals
- ***Thames Water*** – no objection.
- ***Environment Agency*** – no objection subject to conditions and informatives.
- ***Wokingham Town Council*** – *"object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town."*
- ***Local Residents*** – initially 12 letters objecting to the original proposal were been received from 11 households in the vicinity. Six of these household wrote in response to the first set of revised plans and five, plus two new objectors, in relation to the second set of revisions. Issues raised can be summarised as follows:

  Highway issues – Rectory Road is already busy/much of the traffic has little regard for pedestrians or other traffic and minor accidents have occurred. The proposal/location of the access close to the chicane outside Waitrose/traffic lights would result in additional traffic/turning movements and reduce safety; what traffic calming measures are proposed for Rectory Road? the proposed parking would not be adequate; the proposed siting could prejudice future road improvements; the existing access between 3 & 5 Glebelands Road should not be used by construction traffic or future residents.

  Character of the area – the application relates to a prominent corner site on a Green Route; the bulk, height, form, scale and massing of the proposed three-storey building and parking area would be out of keeping with the predominantly two-storey, detached dwellings on that side of Rectory Road and would be closer to the pavement than existing buildings/prominent on the corner; it is more

relevant to the character of this area to maintain openness than to provide an 'end stop/ sense of enclosure' as suggested by the applicant; the only three-storey building in Glebelands Road is Tythe Court which is set back; the Council should consider placing TPO on the healthy trees on the site.

Local services, amenities and infrastructure – the proposal would result in the loss of two family homes but would fall below the threshold for providing affordable housing.

Residential amenity – The proposed building would be taller, deeper and closer to 3 Rectory Road than the existing building and its bulk would have an adverse impact on the neighbouring property and result in overshadowing/loss of light and loss of outlook/overbearing. Of the six proposed windows four would be obscure glazed but should also be non-opening and the roof lights do not appear to be high level, so overlooking of 3, 5 & 7 Glebelands Road would be possible. The increase in the number of dwellings and vehicle movements would result in disturbance. The proposed pitched roof car ports and landscaping would minimise overlooking of 22 Rectory Road but, otherwise, this could be a concern. There would be overlooking of 26 Rectory Road and 2 and 2A Glebelands Road.

Flooding and drainage – The existing sewer is shared with 3, 5 & 7 Rectory Road and could not support the development.

Other issues – some of the land included within the application boundary is highway land; the proposal would set a precedent for redevelopment of other properties in Rectory Road; the loss of the existing dwellings is unnecessary; neighbouring properties would be devalued

Appraisal – the main issues are:

A. The principle of development (Policies OS1, LD1, H4, H5 & H6 of the Berkshire Structure Plan, STV1, SH1 & SH3 of the South East Area Local Plan and WOS1, WOS2, WH1A & WH3 of the Wokingham District Local Plan (as proposed to be modified))
B. Residential Density and Housing Mix (Policies H9 of the Berkshire Structure Plan, SH7 & SH8 of the South East Area Local Plan and WH3A & WH6 Wokingham District Local Plan (as proposed to be modified)
C. The impact on the character of the surrounding area (Policies EN1 of the Berkshire Structure Plan, STV6, SH1, SBE1, SBE2, SBE8 & SBE9 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10, WBE11, WBE12 & WHE4 of the Wokingham District Local Plan (as proposed to be modified))
D. The impact on the amenity of neighbouring properties (Policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified))
E. Access and Movement (Policies LD5, T3 T6 & T7of the Berkshire Structure Plan, ST3, ST5 & ST9 of the South East Area Local Plan and WT1, WT6 & WT7 of the Wokingham District Local Plan (as proposed to be modified))
F. Service, Amenity and Infrastructure contributions (Policies of the LD6 & LH7 Berkshire Structure Plan; SPS1, SH7 & SH8 of the South East Area Local Plan and WOS4, WH7, WR7 & WIC12A of the Wokingham District Local Plan (as proposed to be modified))

G. Flooding and Drainage (Policies EN3 of the Berkshire Structure Plan, SPS3 & SPS4 of the South East Area Local Plan and WIC16, WIC17 & WIC19 of the Wokingham District Local Plan (as proposed to be modified))
H. Ecological Issues (Policies of the SC10 South East Area Local Plan and WNC3 & WNC6 of the Wokingham District Local Plan (as proposed to be modified))
I. Comments made by Wokingham Town Council
J. Comments made by local residents

A. The principle of development

The application site is located in a sustainable location close to the centre of Wokingham, which is a category A settlement. It is 40 metres from the edge of the town centre, as defined in the Wokingham District Local Plan (as proposed to be modified) and a 90 metre walk from the edge of the retail centre (Waitrose store). As such it is an appropriate location for residential redevelopment and the proposal is acceptable in principle.

B. Residential density and housing mix

Wokingham District Local Plan (as proposed to be modified) policy WH3A expects residential schemes to achieve between 30-50 dwellings per hectare (dph) and, in areas with good public transport accessibility, in excess of 50 dph. Appendix 3D, which amplifies this advice, suggests that 30 dph could be achieved on a small site, in an area with a suburban character and within 800 metres of the town centre. In an area with urban characteristics this would increase to 60 dph. The site has an area of 0.25 hectares, which would result in a density of 56 dph. The area is predominantly residential but does include some commercial uses, such as surgeries and in view of the requirement of policies WOS1 and WH1A t maximise use of land, the proposed density is considered acceptable.

Policy WH6 seeks to provide a variety of dwelling types and sizes in accordance with local requirements, established by the Council's Housing Requirements Study 2002. In this case three one-bedroom and eleven two-bedroom flats are proposed. Since the policy indicates that emphasis should be placed on provision of one- and two-bedroom dwellings, this mix is considered acceptable.

C. The impact on the character of the surrounding area

The application site is located in a prominent position, at the corner of Glebelands Road and Rectory Road. This is a sensitive location as both roads are designated as Green Routes and the site is just outside the Wokingham Conservation Area.

The area contains some commercial uses and a variety of dwelling types and styles, including single-family houses, flats and sheltered accommodation. Building designs are varied and, while the majority are two-storey, there are a number of three-storey buildings in the vicinity, the nearest being Lockton House and Woodstock, on the opposite side of the road. Thus, it is considered to be a location where three-storey development may be acceptable. However, the siting of the proposed building would be such that it would project forward of the existing buildings in both Rectory Road and Glebelands Road, which would

cause it to be prominent in the street scene. This prominence would be exacerbated by the design of the building, the main body of which would have an almost square footprint, resulting in a bulky roof form with a large flat element.

The applicants have suggested that the proposed development would provide *"a partial end stop in the street reflecting the development opposite in Rectory Road and creating a sense of enclosure"*. However, this approach is not considered to be appropriate in this location: the area has a surprisingly spacious, suburban feel, given the proximity to the town centre, and the junction is characterised by its openness and the greenness provided by mature trees. A large prominent building would be detrimental to this character.

A tree survey was submitted with the application and on the basis of this information, a number of the trees on the site have been included in a Tree Preservation Order (TPO). The siting of the flats, as originally proposed, would have required one of the TPO trees to be pruned (a London Plane, No 6 on the tree survey) and the garages at the south-west corner could have had an adverse impact on the Corsican Pine (No 36 on the tree survey). An initial revision was submitted which overcame this objection: the scheme has been subject to further amendments but the distances from these trees have been maintained. There is a holly tree on the boundary with 3 Glebelands Road, that is included in the TPO, due to its quality, and it is unlikely that this could be successfully retained. However, it is not prominent in public views of the site and the Arboricultural Officer would not object to its loss, subject to planting of a suitable replacement elsewhere on the site.

Were the proposal to be approved a high quality landscaping scheme would be considered essential.

D. **<u>The impact on the amenity of neighbouring properties</u>**

The greatest impact would be on 3 Glebelands Road. This is a two-storey detached dwelling, with a single storey annex adjacent to the northern boundary, giving it an L-shaped footprint (it is noted that neither the ordnance survey plan nor the site layout plan, Drawing No 1686/10 show the full extent of this annex). In the rear elevation of the two-storey part of the house, there are living room, study and WC windows at ground-floor level and bedroom and bathroom windows at first-floor level. There are no windows in the southern flank of the main house but there are windows in the south elevation of the single-storey extension, including a utility room and a kitchen window. The kitchen is a large room, which provides space for a dining table and would be considered as a habitable room. The space enclosed by the L-shaped footprint of the building is its main private amenity space. The back-to-flank distance from the existing house, 1 Glebelands Road is 12 metres and there is 19.5 metres between the rear elevation of 1 Glebelands Road and the kitchen window.

The proposed building would be predominantly three-storey, with second-floor accommodation contained within the roof space, although the part closest to the boundary with 3 Glebelands Road would be single-storey.

The main part of the proposed building would be six metres from the flank of 3 Glebelands Road and would have an eaves height of 5.5 metres, ridge height

of 10.2 metres and project eight metres to the rear of the neighbouring property, while the single-storey element would be four metres from the flank of No 3 and would have and eaves height of 2.6 metres, ridge height of 4.4 metres and would project by six metres. While there would be no technical infringement of daylight to 3 Glebelands Road the proposed flats would lie to the south of the neighbouring property and it is considered that the siting and height of the proposed building, in relation to this neighbour would overshadow habitable rooms and the private rear garden of the neighbouring property and have an overbearing impact. It is also noted that there is a protected oak in the rear garden of 3 Glebelands Road, that limits the usefulness of some parts the garden, and the overshadowing and overbearing impact of the proposed flats could increase pressure for work to this tree in future.

In terms of overlooking of 3 Glebelands Road, the footprint of the proposed building would result in a staggered north elevation with the main part of the building being 4.5 metres from the boundary and the smaller wing being set back by 17 metres. There would be a number of windows in these elevations of the proposed building, the majority of which would be bathroom windows, which, providing they were obscure glazed, would not permit unacceptable overlooking or a reduction in privacy. The first-floor kitchen window in flat 10 and the second-floor windows would have a greater impact.

The first-floor kitchen window in flat 10 would be in the part of the building closest to the neighbouring property and it is indicated on the proposed elevations (Drawing No 1686/17) it would be obscure glazed. This would be necessary in order to prevent unacceptable overlooking of No 3 and it would also be advisable to ensure that the window opened in such a way that views were to the east, towards Glebelands Road rather than towards the rear garden of No 3. These measures would protect the amenity of residents of the neighbouring property but would not be ideal in terms of the amenity of future occupants. While this would not in itself warrant refusal of the application it does contribute to the overall unacceptability of the proposal.

The second-floor windows would include a secondary living room window in flat 11 (a dormer, approximately 17.5 metres from the boundary and 26 metres from the annex), living/dining and bedroom windows in flat 13 and a kitchen window in flat 14 (Velux windows approximately 7.6 metres from the boundary). Although the dormer would be a second-floor window and some overlooking of the rear garden of No 3 would be possible, the distance from the boundary is considered sufficient to prevent this being unacceptable. The three Velux windows would be closer to the boundary and, to prevent unacceptable overlooking of the rear garden of No 3, it would be necessary them be high level or obscure glazed, which would be acceptable for the secondary living-room window and the bathroom but would not be ideal for the only window in a bedroom.

22 Rectory Road is a two-storey detached dwelling, the eastern flank of which faces the application site: there are no windows in this elevation. There would be a minimum of 31.5 metres between the proposed building and existing neighbour, which would be sufficient to prevent unacceptable overlooking or an overshadowing or overbearing impact. However, the proposed communal parking area, including a 24 metre long car port, would be adjacent to the

western boundary of the site, covering an area including what is currently the private rear garden of 24 Rectory Road. The car port would be 1.5 metres from the boundary and seven metres from the flank of No 22: while it is unlikely that the structure itself would not be overbearing (no elevations have been provided) there would be a significant increase in disturbance due to the number of vehicle movements. Also, depending on the management of the site, the parking area could be publicly accessible, which would reduce the security of 22 Rectory Road.

There would be a minimum of 29 metres between the proposed building and the flats on the opposite side of Rectory Road, Lockton House and Woodstock and a minimum of 26 metres between the proposed flats and 26 Rectory Road, a two-storey detached dwelling on the opposite corner of Rectory Road and Glebelands Road. There would be living room and bedroom windows in both the south and east elevations of the proposed building but these distances and the separation provided by the public street are considered to be sufficient to prevent an unacceptable relationship due to overlooking, overshadowing or and overbearing impact.

E. **Access and Movement Issues**

Of the two existing dwellings, 24 Rectory Road has access from Rectory Road, while 1 Glebelands Road shares access from Glebelands Road with Nos 3 & 5. Access to the proposed development would be from Rectory Road only.

The location of the cycle parking, in the car parking area, is not considered to be appropriate: cycle storage should be either within the main building or adjacent to the main entrance.

Pedestrian visibility splays of two metres by two metres should be provided at the access and the proposed gates should be set back by a minimum of five metres from the highway boundary.

A contribution towards crossing facilities/local safety schemes would be sought.

F. **Service, Amenity and Infrastructure requirements**

Policy WOS4 requires that development proposals have regard to provision of service, amenities and infrastructure. Where development gives rise to the need for new or extended services, this will be secured through conditions and/or a legal agreement.

Education Provision - In accordance with Policy WIC12A the Council will seek the cost of new education facilities, the need for which arises from proposals for new housing. However, in this case there are sufficient surplus primary school places in the relevant catchment to accommodate the likely pupil yield from the proposed development and the scheme would comprise entirely of one- and two-bedroom flats so there is no requirement for contributions towards secondary education.

Access and Movement - A contribution of £32,500 is sought towards local sustainable transport and traffic management measures, including improvements

for pedestrians at the Rectory Road, Glebelands Road, Palmer School Road junction.

Affordable Housing - The proposal is would result in a gross gain of 14 dwellings and a net gain of 12 on a 0.25 hectare site. Wokingham is a settlement with a population of over 3,000 where, in accordance with Policy WH7 of the emerging local plan, an element of affordable housing will be required from developments of 15 or more dwellings or sites of over 0.5 hectare. The number of dwellings proposed is below this threshold and, therefore, there is no requirement to provide affordable housing.

Public Open Space and Community Facilities - In accordance with Policy WR7 provision should be made for public open space and associated equipment. Where this cannot be provided on site, a financial contribution towards provision of these facilities will be sought. In this case, a contribution of £3,500 towards improvements to a local play area is sought.

G. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding. The Environment Agency and the Council's Drainage Officer have been consulted and have no objection subject to conditions.

H. Ecological Issues

The proposal would entail the demolition of the existing buildings on the site, which have the potential to act as roost sites for bats and a survey of the site, by a trained and licensed bat worker, will be required, prior to demolition.

I. Comments made by Wokingham Town Council

The location of the access is considered acceptable by the Highway Officer.

J. Comments made by local residents

Character of the area – the impact on the character of the area and the protection of trees on the site have been addressed in section C of the appraisal; the impact on residential amenity in section D; highway issues in section E; affordable housing requirements in section F; each application is assessed on its own merit; while the impact on the amenity of neighbouring properties and the character of the area are planning issues, property prices are not; the existing dwellings are not of such architectural merit as to warrant resisting their demolition.

Flooding and drainage – Thames Water do not have any objection to the proposal. The sewer serving 3, 5 & 7 Rectory Road is a private foul sewer, which is not a planning matter.

Other issues – none of the land within the application site boundary is highway land.

Conclusion –

Recommendation – REFUSE PLANNING PERMISSION for the following reasons:

1. The size, design and siting of the proposed building and the layout of the site would result in a prominent form of development that would be detrimental to the character of the surrounding area. Therefore, the proposal would be contrary to EN1 of the Berkshire Structure Plan; SH1, SBE1, SBE2 & SBE8 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10 &WBE12.

2. The size and siting of the proposed building and the layout of the site would result in an unsatisfactory relationship between the proposed flats and the neighbouring properties, 3 Glebelands Road and 22 Rectory Road, in particular an overshadowing and overbearing impact on 3 Glebelands Road, which would be detrimental to residential amenity. Therefore, the proposal is contrary to policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified).

3. The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to Policies LD6 of the Berkshire Structure Plan; SPS1 & SR2 of the South East Area Local Plan and WOS4, WIC1 & WR7 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This recommendation was based on the site location plan Drawing Nos 1686/00, 1686/101686/11, 1686/12, 1686/13, 1686/14, 1686, 151686/16, 1686/17, 1686/18 and 182RR01.

2. 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 OS1, LD1, LD5, LD6, H4, H5, H6, H7, H9, EN1, EN3, T3, T6, T7, EN3

   South East Area Local Plan SPS1, STV1, STV6, SH1, SH3, SH7, SH8, SBE1, SBE2, SBE5, SBE8, SBE9, ST3, ST5, ST9, SPS3, SPS4, SC10

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WNC3, WNC6, WBE1, WBE10, WBE11, WBE12, WHE4, WH1A, WH3, WH3A, WH6, WH6A, WH7, WR7, WT1, WT6, WT7, WIC12A, WIC16, WIC17, WIC19

3. The third reason for refusal will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking is signed.

4. Plans and elevations of the proposed car ports were not submitted with the application and would be required prior to any approval.

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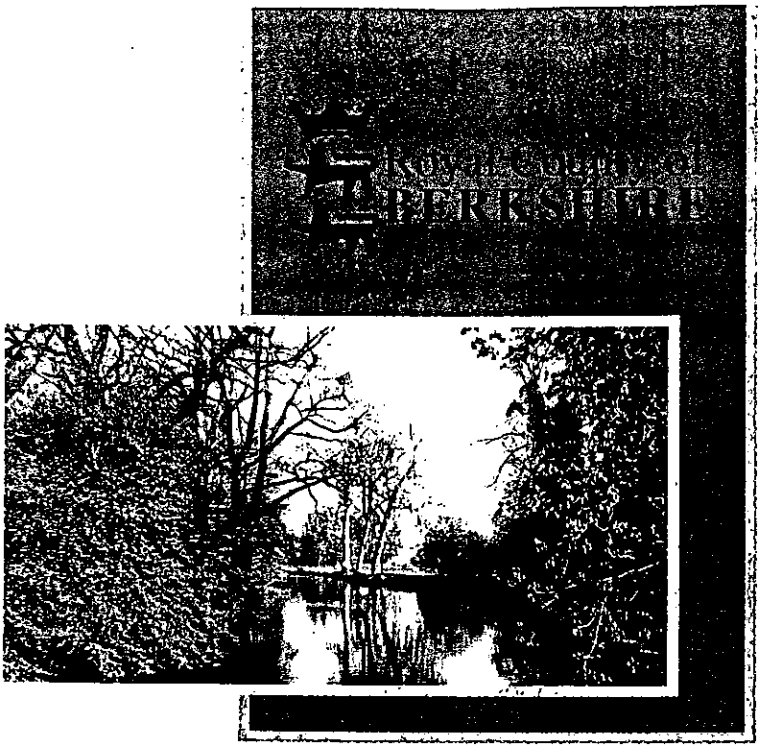
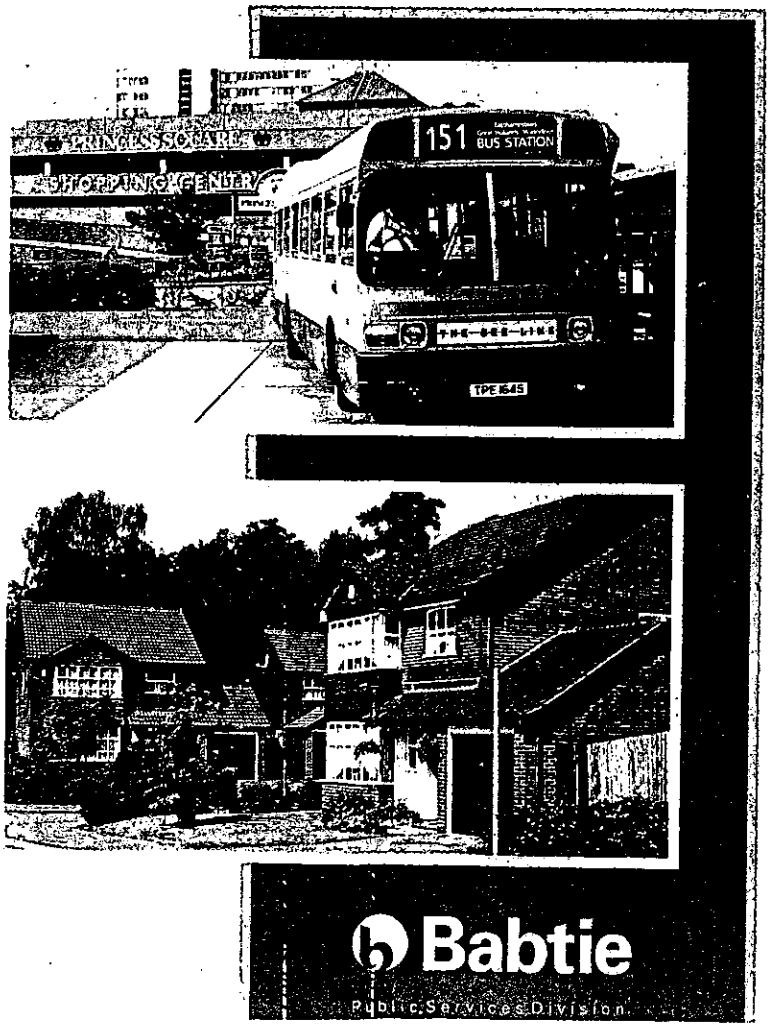


BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997



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

3.8 This approach is considered appropriate in view of :

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

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

The Overall Strategy

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

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

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

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

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

(v) to conserve natural resources;

(vi) to minimise pollution;

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

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

MAIN THEMES OF THE STRATEGY

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

Restraining Levels of Growth

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

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

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

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

Overall Strategy

INFRASTRUCTURE, SERVICES AND AMENITIES

4.19 Many of the concerns expressed in the past about development in Berkshire have been linked to the inadequacy of the supporting infrastructure, services and amenities. Rates of development reached their peak at a time when public spending was constrained. Consequently, there is today often little spare capacity in physical and social infrastructure in many parts of the County, while the ability of the public sector to fund new facilities remains limited. Thus it is important that landowners and developers should make appropriate provision for infrastructure, services and amenities made necessary by new development. In general, the costs will be offset against the development value of the land.

Provision of Infrastructure, Services and Amenities

Policy LD6 **Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.**

To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are :

(i) needed to enable development to take place;

(ii) directly related to the proposed development; and

(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

4.20 The County Council has produced jointly with the district councils a guide[1] for developers which sets out the general service standards that will be applied in considering the adequacy of any proposal. Account will also be taken of any spare capacity in the existing provision of facilities and services in an area and specific requirements and programmes set out in other policy documents such as local plans, development briefs and the Transport Policy and Programme.

4.21 The guide itself has been drawn up in the light of Government advice (DoE Circular 16/91) and includes references to the provision of public open space and to community facilities such as schools, libraries and halls, as well as to the physical infrastructure required for development to be implemented. This document will be updated on a regular basis. Legal agreements will be sought in appropriate instances to cover the provision of specific services and facilities related to the proposed development.

1 *Infrastructure, Services and Amenity Requirements for New Development in Berkshire*

Assessment of Development Proposals

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

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

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

Development Within Settlements and Redevelopment/Change of Use

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

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

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

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

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

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

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

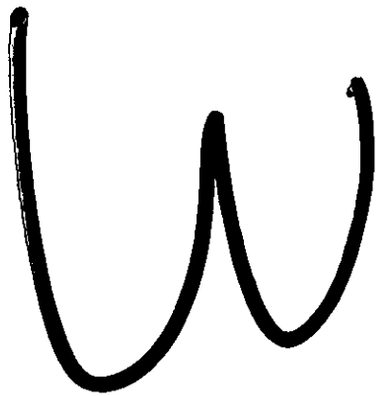
7.42 Any proposals for freestanding new settlements would require careful consideration of the efficient means of providing infrastructure and services and should be of a size adequate to support appropriate facilities. For example, in order to foster the growth of a community, ready access to a primary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

Other Housing Development Outside Settlements

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

Slough

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



SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

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

❖ STV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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

on smaller sites, are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in the Planning Fact Sheet: Housing, which is available separately from this Plan.

❖ SH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT, GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OF OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY SH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY STV6 AND VARIOUS SPECIFIC POLICIES),

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES STV6, SBE1 & SBE2),

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY STV5),

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY SR4),

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS,

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.

1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-1998) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 726 units have been identified within the District but outside this Plan area, and sites for an additional 336 dwellings

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ *SBE1 DESIGN OF NEW DEVELOPMENT*

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

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

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

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

❖ *SBE2 INAPPROPRIATE DESIGN*

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



surrounding the buildings may be sufficient to rejuvenate the area as a whole.

❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

REFURBISHMENT THE DISTRICT COUNCIL WILL SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 and EN16). There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Department of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties, and the provision of appropriate noise-absorbing barriers, should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.

1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution "Code of Practice for Access of the Disabled to Buildings" (BS5810:1979) and

(ii) Design Note 18 "Access for Disabled People to Educational Buildings" (1984)

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ SBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built-form have an important effect upon the quality and

need for comprehensive plans for infrastructure to be prepared for the major new development sites identified in that plan. It is desirable for the provision of services to be considered in relation to any development, large or small, and for the provision of services appropriate to the development to be linked with it. This will involve, in appropriate cases, the provision of land for built and open space facilities at no cost to the appropriate authority, and/or contributions in full or in part to the construction of new facilities or the extension or enlargement of existing facilities.

❖ *SPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS*

WHERE DEVELOPMENT WHICH IS ACCEPTABLE IN PRINCIPLE UNDER THE POLICIES OF THIS PLAN GIVES RISE TO THE NEED FOR THE PROVISION OF NEW PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE DISTRICT PLANNING AUTHORITY IS SATISFIED, BY SEEKING A LEGAL AGREEMENT WHERE NECESSARY, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF AND DIRECTLY RELATED TO THE DEVELOPMENT IS CAPABLE OF BEING AND WILL BE PROVIDED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

UTILITIES

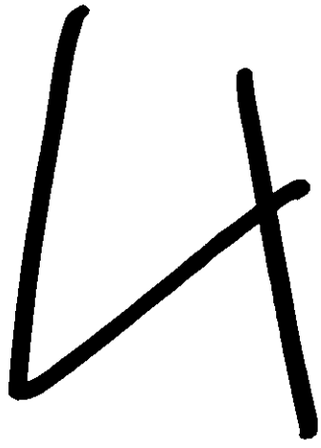
1.9.06 There is a need to ensure the economic planned provision of water, electricity, gas and telephone services in the area to meet the overall demands for future development. It is not anticipated that the provision of these services will pose significant difficulties within the Plan area, unless there are significant changes in the characteristics of supply and demand, as the Plan's proposals seek to keep new development either within or immediately adjoining the main built-up areas of the settlements where these services are available. Further consideration will need to be given to the provision of these services at the stage of detailed proposals. The views of the providing bodies will be sought on development proposals as appropriate.

FOUL AND SURFACE WATER SEWERAGE

1.9.07 The District Council as agent for Thames Water is responsible for foul and surface water sewerage. For all new connections for domestic purposes, the developer will be required to pay a flat rate infrastructure charge as a contribution towards the cost of providing additional capacity in the general sewerage system, including treatment, as a consequence of his development. The developer will also be required to meet the cost of requisitioning any new sewers necessary to convey foul and surface water from the development into the existing sewerage system together with a connection charge for each premises connected. It will be necessary to ensure that sufficient time is allowed for the completion of infrastructure provision prior to occupation at all phases of development. Thames Water is consulted by the District Council on relevant planning applications so that it has the opportunity to satisfy itself that adequate sewerage and treatment facilities are or can be made available to serve the proposed development.

FLOODING AND THE WATER ENVIRONMENT

1.9.08 The National Rivers Authority (NRA) established by the Water Act 1989, seeks to maintain and where practicable, to restore the natural washlands of rivers and to reduce the danger of flooding. The NRA also advises on (and has limited powers for) the control of development in flood risk areas to ensure that satisfactory safeguards are provided for the limited development which can be allowed within the floodplain. Works in, under, over and adjacent to watercourses are also of concern needing to be properly evaluated to receive any necessary statutory consents due to the sensitivity of watercourses to drainage works.



WOKINGHAM UNITARY
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WOKINGHAM DISTRICT LOCAL PLAN
DEPOSIT DRAFT

WITH PROPOSED FURTHER MODIFICATIONS HIGHLIGHTED

4.0

August 2003

1.5B Furthermore, in order to ensure sustainable patterns of development, the Council has investigated the cumulative effects of development on the District's environment. With regard to this, the traffic generated by the housing allocations in Policies WH2, WH2A and, WH2B ~~and WH2C~~ was a particular concern. The Council subsequently assessed the cumulative implications of the Inspector's recommended housing sites prior to the Modification stage of the Plan. However, when applications are submitted on the housing allocations or other sites, the Council may require further cumulative studies to be undertaken to ensure the proposal accords with Policy WOS1.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

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

A) GIVE PRIORITY TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF AFFORDABLE HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

B) MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON

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

D) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION OR MAKE NO MATERIAL HARM TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

E) TO CONSERVE NATURAL RESOURCES

F) TO MINIMISE POLLUTION

G) TO MAXIMISE THE REUSE OF MATERIALS

H) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside boundaries of identified settlements is retained. However, within Wokingham District there are a number of settlements where people are heavily reliant on car borne transport because local services and facilities are limited and the choice of alternative transport modes is poor. National planning

guidance, particularly PPG3 and PPG13, make it clear that new development should not be allocated in such locations.

1.7 Identified settlements will therefore be divided into two categories as follows:

Category A – Those settlements that possess a range of services, facilities and public transport opportunities that would permit residents to occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements. It will be within and on the edge of these settlements that the Council will seek new housing allocations:

Wokingham, Spencers Wood, Three Mile Cross, Twyford, Winnersh, Shinfield, Shinfield (N of M4), Green Park/Courage Brewery, Earley, Woodley and Pinewood (Crowthorne).

Category B – Those settlements which have a reasonable amount of development in a compact form and may be physically and socially cohesive, but possess a lower range of basic services. In these settlements only very limited infilling and small windfall development will be permitted:

Arborfield Cross, Barkham Hill, Charvil, Sonning, Finchampstead, Finchampstead North, Hurst, Riseley, Sindlesham, Swallowfield and Wargrave.

Outside of the identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential.

1.9A For the avoidance of doubt, the sites listed in Policies WH2, WH2A **and**, ~~,~~ WH2B ~~and WH2C~~ should be under development before any other site on the edge of a Category A settlement (and outside the settlement boundary) can be considered for release under this policy.

1.9B ~~Small windfall sites~~ Within Category B settlements, **development proposals should not exceed** ~~would typically comprise sites of less than~~ 1 hectare (gross). ~~Proposals for sites of less than one hectare will be assessed having regard to other policies contained within this Plan. Sites of over 1 hectare are unlikely to gain permission.~~ **In assessing the suitability of schemes on sites under 1 hectare, applicants will need to demonstrate the appropriateness of the scale of development proposed compared to the extent that future dwelling occupiers would be dependent on the use of the car to reach facilities and services.** ~~For the purposes of this Policy, very limited infill has the same definition as "limited infill" in paragraph 2.23A of this Plan.~~ **Redevelopment proposals exceeding 1 hectare in Category B settlements are unlikely to be acceptable since it is probable that there will be increased use of the private car from the settlement contrary to the minimisation of the need to travel.**

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements. For the sake of clarity, Arborfield Garrison does not possess the essential qualities of an identified settlement and is included in areas designated as countryside.

POLICY WOS2: HOUSING DEVELOPMENT PRINCIPLES

WHEN DETERMINING NEW HOUSING DEVELOPMENT PROPOSALS A SEQUENTIAL APPROACH WILL BE APPLIED WHEREBY:

A) PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN THE BOUNDARIES OF CATEGORY A SETTLEMENTS WILL BE DEVELOPED FIRST;

B) SECONDLY, LAND AND BUILDINGS ON THE EDGE OF CATEGORY A SETTLEMENTS THAT ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE CONSIDERED;

C) LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

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

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

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG15) *Planning and the Historic Environment*. Planning Policy Guidance Note 16 (PPG16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

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

Supplementary Planning Guidance

4.8 The policies in this chapter are augmented by additional guidance in the form of development briefs, conservation area studies and several new Supplementary Planning Guidance Notes. These relate to specific aspects of this chapter that the Council will prepare during the Local Plan period. Applications in Conservation Areas, Areas of Special Character and other sensitive areas will be expected to be accompanied by a Design Statement to demonstrate how the development will take account of the character of the area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.

4.9A This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance.

POLICY WBE1: DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;
C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;
D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES.

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

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

THE PUBLIC REALM

4.16 The provision of a policy enabling the Council to secure public art, where appropriate, through negotiated legal agreements will help to make the local environment more attractive and distinctive.

POLICY WBE7: PUBLIC ART

IN THE CONSIDERATION OF DEVELOPMENT PROPOSALS, THE COUNCIL WILL SEEK TO SECURE PUBLIC ART THROUGH NEGOTIATED LEGAL AGREEMENTS WHERE IT CONSIDERS THAT IT WOULD IMPROVE THE PHYSICAL ENVIRONMENT OF PUBLIC PLACES WITHIN THE DEVELOPMENT.

Implementation: Through contributions from the development process.

Monitoring: Projects achieved on the ground.

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance.

POLICY WBE9: ACCESSIBILITY

DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE GOOD ACCESSIBILITY WITH EASY AND SAFE INTERNAL ACCESS ALONG A NETWORK OF INTERLINKED FOOTPATHS. THE LOSS OF A PUBIC RIGHT OF WAY WILL NOT BE PERMITTED UNLESS APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE.

Implementation: Through the development control process.

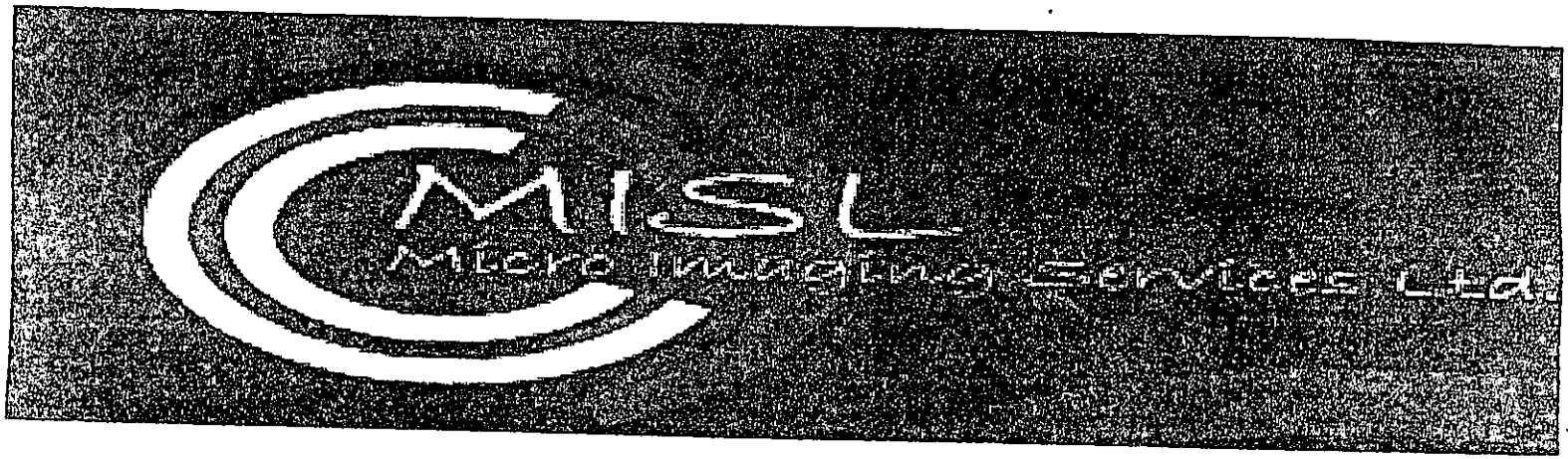
Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance and integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

NEW DEVELOPMENT WILL BE ENHANCED THROUGH THE USE OF APPROPRIATE LANDSCAPING. THIS WILL BE SECURED BY IMPOSING SUITABLE CONDITIONS ON THE GRANT OF PLANNING PERMISSION.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

DSCAPE SCHEMES SHOULD RESPECT LOCAL LANDSCAPE CHARACTER WHEREVER POSSIBLE RETAIN AND PROTECT EXISTING NATURAL EATURES. TREES AND SHRUBS WILL BE EXPECTED TO COMPRISE OCALLY NATIVE SPECIES WHEREVER POSSIBLE.

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

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

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

POLICY WBE11: TREES AND NEW DEVELOPMENT

IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE EFFECT ON EXISTING TREES AND AREAS OF WOODLAND WILL BE TAKEN INTO ACCOUNT. TREES THAT ARE TO BE RETAINED WILL BE PROPERLY PROTECTED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH A SCHEME TO BE FIRST APPROVED THROUGH APPROPRIATE CONDITIONS ATTACHED TO THE PLANNING PERMISSION. WHERE APPROPRIATE, TREE PRESERVATION ORDERS WILL BE APPLIED AND THE LOSS OR DAMAGE OF TREES PROTECTED BY NEW OR EXISTING ORDERS WILL BE RESISTED.

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

Monitoring: Check quality of tree cover on the ground.

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

POLICY WBE12: GREEN ROUTES

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE VISUAL QUALITY OF A GREEN ROUTE OR RESULT IN THE LOSS OF PROTECTED TREES. WHERE APPROPRIATE IT WILL BE EXPECTED TO CONTRIBUTE TOWARDS THE IMPROVEMENT OF GREEN ROUTE ENHANCEMENT AREAS THROUGH LANDSCAPE AND PLANTING SCHEMES.

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

5.12A There is a need to make full use of ~~previously developed~~**existing** land within **settlements**~~the urban areas~~, which can often be achieved through the development of backland areas. However, such locations are often highly constrained due to their close proximity to existing housing. The potential for visual and functional intrusion in these circumstances is acute and the Council will require high standards of design to overcome these problems. The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land. (FM/5/16)

POLICY WH1A: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN IDENTIFIED SETTLEMENTS PROPOSALS FOR USING LAND AND BUILDINGS FOR HOUSING WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT CRITERIA:

a) DEVELOPMENT PROPOSALS WILL MAKE THE MOST EFFICIENT USE OF LAND AND BUILDINGS, HAVING REGARD TO THE NEED TO MAXIMISE DENSITIES, A PROPER MIX OF HOUSING AND ADEQUATE LEVELS OF AFFORDABLE HOUSING;

b) THE EXTENT THAT FUTURE RESIDENTS WOULD BE CAR DEPENDENT OR HAVE GOOD ACCESS TO ALTERNATIVE MEANS OF TRANSPORT

c) HOW SUCCESSFUL THE DESIGN AND LAYOUT OF THE PROPOSALS WOULD BE IN MINIMISING ANY ADVERSE IMPACT ON THE CHARACTER OF ADJOINING BUILDINGS AND/OR THE LANDSCAPE AND ECOLOGY OF OPEN AREAS

d) THE EXTENT TO WHICH PROPOSALS WOULD MAKE MORE EFFICIENT USE OF EXISTING SOCIAL AND PHYSICAL INFRASTRUCTURE, HAVING REGARD TO THE CUMULATIVE IMPACT OF DEVELOPMENT

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 The sites that have been identified in Policy WH2 have been selected on the basis of their performance against a number of **sustainability,** environmental **and other** criteria as outlined in Policy WH1. There is no priority order or ranking of sites within Policy WH2. Appendix 3C includes details of the net density anticipated for each site listed In Policy WH2. This appendix also provides details on some of the necessary and directly related services, amenities and infrastructure which should be provided in connection with the development. (FM/5/17)

POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES

IN ACCORDANCE WITH THE COUNCIL'S OBJECTIVE OF PROMOTING A SUSTAINABLE PATTERN OF DEVELOPMENT THROUGHOUT THE DISTRICT,

greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines).

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

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES.

PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR ONE AND TWO BEDROOM DWELLINGS.

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

Monitoring: Planning applications and permissions.

5.19A Policy WH6A emphasises the importance of good design for new residential schemes. It should be read in conjunction with Policy WBE1, which relates to more general design issues.

5.19B PPG3 stresses the importance of using land more efficiently. This includes avoiding developments of less than 30 dwellings per hectare net. In order to achieve these aims, good design must be achieved which will enable areas to retain their character and also avoid compromising the quality of the environment. Good design will be expected to address both the layout of the scheme and the design of individual buildings. Policy WH6A will enable the Council to reject residential schemes of poor design.

5.19C The Council will produce Supplementary Planning Guidance for the design of new residential schemes, covering aspects such as:

- How the design and layout of proposed schemes should fit within both the local and wider context of the locality;
- How the local pattern of streets and spaces, building traditions, materials and ecology should be respected;
- References to sources of good practice on the layout and design of new development.

POLICY WH6A: DESIGN GUIDANCE – RESIDENTIAL DEVELOPMENT

WHEN DETERMINING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR POOR DESIGNS THAT OCCUR IN HOUSING DESIGN, LAYOUTS, SETTING AND LANDSCAPE PROPOSALS. APPLICANTS MUST DEMONSTRATE HOW A SCHEME PROVIDES A HIGH QUALITY OF DESIGN/LAYOUT, AN ADEQUATE MIX OF HOUSING TYPES AND A LANDSCAPED SETTING COMMENSURATE WITH THE LOCATION OF THE SITE.

Implementation: The development control process.

Monitoring: Planning applications

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

a) 'affordable' housing for first time buyers
b) accommodation at below market price
c) housing in partnership with a registered housing association
d) dwellings at affordable rents
e) shared ownership schemes.

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs. **Definitions of the 'low cost market housing' and 'reduced cost market housing' elements of affordable housing are included in the Glossary.** (FM/5/22)

5.20A Based on information provided by the Housing Requirements Study 2002, there is a requirement for 373 affordable units per annum. This represents 26% of the overall annual shortfall in housing supply in Wokingham District of 1,413 identified in the Housing Requirements Study. It is recognised that this level of shortfall in the supply of housing exceeds the annual strategic requirements for 2001-2006 (as outlined in the Berkshire Structure Plan 1997). The Council has therefore followed the advice in PPG3 (paragraph 7) that housing provision set through RPG and Structure Plan processes, should not be reviewed through a Local Plan. Consequently, the Council (as outlined in Table 5.1) will only seek to meet the housing requirements of the Berkshire Structure Plan 1997 (for the period 2001-2006).

5.20B Since the Council is not seeking to supply sufficient housing to alleviate the overall shortfall in supply, it is vital that it seeks the provision of affordable housing on all appropriate sites. It has therefore reduced the site size thresholds to the minimum levels permitted in Circular 6/98 to enable the maximum provision of affordable housing units within the District. The provision of affordable housing is particularly important following the Council's rejection of a new settlement at Grazeley (Policy WSM1 in the Deposit Local Plan). The rejection of Grazeley has further constrained supply since it would have provided 500 affordable homes. It is therefore important to seek the provision of affordable housing on all suitable sites as explained in paragraph 5.20E.

5.20C The Council's Housing Requirements Study 2002 points to the need for tenure types to be biased towards rented accommodation. However, the Council is prepared to negotiate with developers for a range of affordable housing, including rented, shared ownership and low cost market, providing the overall target percentage is achieved.

5.20D The Council will seek the provision of affordable housing on all suitable sites. In initially assessing whether a site is suitable for affordable housing, the Council will use gross figures in calculating the site area and/or dwellings proposed. In line with the advice in PPG3 concerning mixed communities, a variety of tenures will be sought across all appropriate sites. In deciding on the mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality.

5.20E The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there

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FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I.

5.20F The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. **In most instances, t**~~T~~he affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants. (FM/5/23)

5.20G Wherever possible, the affordable housing should be provided on-site. **The form of on site provision is subject to negotiation between the applicant and the Council.** ~~This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL.~~ (FM/5/24)

5.20H In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced.

5.20I Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan.

5.20J In 1991, the following settlements listed in paragraph 1.7 of the Plan had populations over 3,000: Crowthorne (Pinewood), Earley, North Finchampstead, Twyford, Wargrave, Winnersh, Wokingham and Woodley. All other settlements listed in paragraph 1.7 had 3,000 or fewer population. The Council will have regard to the results of the 2001 Census that may indicate changes in the population of each settlement (listed in paragraph 1.7), and consequently the application of Policy WH7.

5.20K Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy.

POLICY WH7: AFFORDABLE HOUSING

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE

Strategic Policy

11.8 The context in which the *Berkshire Structure Plan 1991 - 2006* was prepared was that there is a need to reduce the rate of development within the County in order to allow time for infrastructure and services to catch up with recent major development. Hence, the overall strategy of the Berkshire Structure Plan 1991 - 2006 is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing objectives that include the restraint of development to levels that respect the limits set by environmental, infrastructure and other constraints on the development of land.

11.9 Policy LD6 of the Berkshire Structure Plan 1991 - 2006 also provides that before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at an appropriate time.

11.10 The Berkshire Structure Plan 1991 - 2006 includes general policies in respect of individual services, a range of amenities and various aspects of infrastructure such as water supply, flooding, leisure and recreation opportunities and telecommunications.

Supplementary Planning Guidance

11.11 The policies of this plan relating to the provision of services, amenities and infrastructure are augmented by additional guidance in the form of the Council's *Planning Guidelines* relating to the implementation of service, amenity and infrastructure requirements within the plan area.

COMMUNITY FACILITIES

Safeguarding Existing Facilities

11.13 In the interest of existing communities and in view of difficulties existing organisations have in obtaining premises it is important that existing facilities are safeguarded. Community facilities are public buildings and uses of benefit to the community. These would normally fall within D1 of the Town & Country Planning (Use Classes) Order 1987 and include public halls, schools, churches, libraries and doctors surgeries. Public houses can also play an important part within communities and therefore in areas where they form part of very limited local facilities their loss will be resisted. The Council has carried out a 'Community and Leisure Facilities Audit'. The document highlights areas with deficiencies, at capacity or with spare capacity. It and any updates will form a factual basis to any future negotiations with applicants.

POLICY WIC1: EXISTING COMMUNITY FACILITIES

PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS THAT INVOLVE THE LOSS OF COMMUNITY FACILITIES, INCLUDING SCHOOLS, PUBLIC HOUSES, AND POLICE STATIONS, UNLESS THE AUTHORITY IS SATISFIED THAT THERE IS NO NEED IN THE LOCALITY FOR THE BUILDING/LAND FOR THAT PARTICULAR COMMUNITY FACILITY OR ALTERNATIVE PROVISION IS AVAILABLE NEARBY.

c) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined within flood areas.

POLICY WIC17: SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN SURROUNDING AREAS AND DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE ENVIRONMENT AGENCY.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

POLICY WIC18: WORKS AFFECTING WATERCOURSES

THE COUNCIL WILL ENSURE THAT ALL WORKS IN, UNDER, OVER AND ADJACENT TO WATERCOURSES DO NOT ADVERSELY AFFECT THE WATERCOURSE.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

11.36 The Environment Agency and the relevant water company or sewerage undertaker - Thames Water will be consulted on foul water and surface water drainage aspects of relevant developments so that they can satisfy themselves that adequate sewerage and treatment facilities are, or can be, made to serve the proposed development. **Developers must also have regard to the potential impacts of foul and surface water quality on ground and surface water drainage in accordance with policy WIC15.** Developers undertaking new development involving foul and surface water sewers should refer to advice contained in "Sewers for Adoption (5th Edition) – a design and construction guide for developers" published by Water UK/WRc plc. (FM/11/8)

POLICY WIC19: FOUL WATER DRAINAGE

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE ADEQUATE CAPACITY FOR FOUL WATER DRAINAGE

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

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

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

TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS REQUIRED AS A RESULT OF NEW DEVELOPMENT IN ACCORDANCE WITH NATIONAL PLANNING GUIDANCE. PLANNING PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME.

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

D) WHERE APPROPRIATE, THE COUNCIL WILL SEEK THE RE-USE AND REFURBISHMENT OF EXISTING BUILDINGS IN PREFERENCE TO COMPLETE REDEVELOPMENT SCHEMES

E) UPGRADING OF THE EXISTING URBAN FABRIC

as land liable to flooding. In such cases the provision of public open space to meet this standard should be met within the housing site allocation.

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

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

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

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

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

Monitoring: Planning applications determined.

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

9.21 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. Commercial development is likely to create the need for facilities where staff can take breaks both during and after the working day. Activity may range from team games to more individual activities. The Council will apply, where appropriate, planning obligations and conditions where development proposals are likely to contribute to demand in accordance with Policy WOS4. As a general guideline the provision of 1.5 hectares per 1,000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment areas. Provision of recreational facilities close to employment locations reduces the need to travel and the pressure on existing facilities.

5

Development Control Ref No:	Received	Parish
F/2003/8358	06.02.2003	Wokingham

Applicant: Princegate Eastern
Location: 4, 6 and 6A Glebelands Road, Wokingham
Proposal: Erection of 38 age exclusive dwellings (20 flats and 18 houses) with associated parking. Demolition of three existing dwellings.

FOR CONSIDERATION BY Development Control Committee
REPORT PREPARED BY Head of Planning and Transportation and Emy Circuit

SUMMARY:
The application relates to a 0.7 hectare site on the eastern side of Glebelands Road. The site is currently occupied by three detached dwellings and it is proposed to demolish these and erect 38 "age exclusive dwellings": 20 flats, in a block fronting Glebelands Road, and 18 houses, to the rear of the site.

Access would be from Glebelands Road. The application is before the Development Control Committee because it would constitute a major development.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to the conditions set out below and a legal agreement to secure contributions of £30,000 towards improved access and mobility around Wokingham town centre; £10,000 towards improvements at Cantley Park; £1,750 towards library stock; £5,000 towards life long learning at Bracknell and Wokingham College and £360,000 towards off-site provision of affordable housing. Should the agreement not be completed within 6 months from the date of the resolution the Development Control Manager is authorised to refuse the proposals on the basis of lack of infrastructure contributions.

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

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

3. Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent increased risk of flooding and to improve water quality.

4. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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~~FAO Angela Odell~~
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WOKINGHAM
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RG40 1WR

Our Ref. **19981**
~~Your Ref.~~ Emy Circuit/F/2002/7745
Date. 16 June 2003

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

24 Rectory Road and 1, Glebelands Road
Wokingham

I refer to your consultation received in this office on 11/06/2003

SEWERAGE

Thames Water, would advise that with regards to sewerage infrastructure we would not have any objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valleys Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

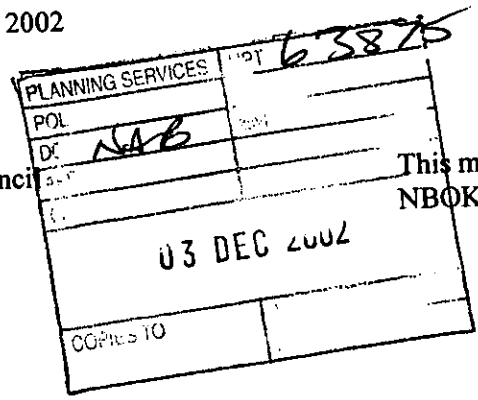
Yours faithfully,

Development Control Department

Thames Water, Development Control, Asset Investment Unit, Maple Lodge
Denham Way, Rickmansworth, Herts, WD3 9SQ Tel: 01923 898072

RWE GROUP

Our Ref. **15233**
Your Ref. Emy Circuit / F/2002/7745
Date. 29 November 2002



FAO Nathalie Brown
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)

24 Rectory Road and 1
Wokingham

I refer to your consultation received in this office on 07/11/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valley Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Date: 10 June 2003 11 JUN 2003

To: Roger Johnson - Drainage

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: New design, including revised footprint; revised parking layout. Drawing no: 1686/10-18.

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 RJ 23/6/03

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7745

YOUR REF:

TO: Emy Circuit - Planning

DATE: 11/07/03

PLANNING APPLICATION NO. F/2002/7745
24 RECTORY ROAD & 1 GLEBELANDS ROAD, WOKINGHAM
PROPOSED ERECTION OF 14 FLATS WITH ASSOCIATED CAR PARKING FACILITIES & DEMOLISH EXISTING DWELLING

Emy,

As proposed, the highway authority consider the development to be unacceptable for the following reasons:

- The Local Planning Authority's maximum car parking standards have been exceeded in a sustainable location.

and

- The applicant has not demonstrated a suitable location for cycle parking, the gates set back 5 metres from the highway boundary and pedestrian visibility splays.

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

Date: 10 June 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: New design, including revised footprint; revised parking layout. Drawing no: 1686/10-18.

Comments are required by 01/07/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

AC 11/06/03.

Comment.

1. cycle parking to be either within building or adjacent to main entrance - please address.
2. gates to be minimum of 5 metres from highway boundary
3. pedestrian visibility splays of 2m by 2m required at access. (no obstructions above 0.6 metres).
4. confirmation of financial contribution towards crossing facilities / local safety schemes / wokingham town centre strategy required. Region of £1,300 / bedroom.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 07 November 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Parish: WOKINGHAM TOWN

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

✓ below as applicable;

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

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comments

— Cycle parking should be provided in a secure/covered store, near the main entrance, at the ratio of 1 per flat.

— Pedestrian visibility splays of 2·4m x 2·4m are to be provided.

— Appropriate financial contribution towards crossing facilities/local safety schemes to be sought.

Signed: _____ **Print name:** S. N. ANTON

18·11·02

To:
Drainage
Fao Roger Johnson

20029963.

RJ.

Drainage, Wokingham

From: Emy Circuit

Date: 07 November 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings..

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

Conditions ① Development shall not begin unt
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 togethe
with details of the stage of the development at whic
the works will be brought into use are to be
submitted to and approved in writing by the Distri
Planning Authority prior to commencement RJ

ENVIRONMENT AGENCY

Our Ref : SP/2002/006761-2/1
Your Ref : 7745

71042

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	ISC
CS	
14 JUL 2003	
COPIES TO:	ACK:
	FILE:

Date : 09 July 2003

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

Dear Sir/Madam

14 FLATS WITH PARKING FACILITIES, DEMOLITION OF EXISTING 24 RECTORY RD & 1 GLEBELANDS RD, WOKINGHAM
REVISED PLANS

Thank you for your letter dated 10 June 2003, received on 11 June 2003.

The Environment Agency has no further comment to add to those made in our letter of 17 December 2003 (our ref SP/2002/006761-1).

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

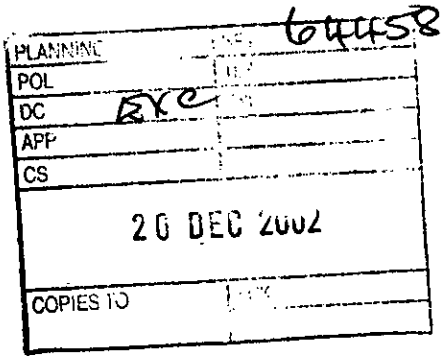
SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Our Ref : SP/2002/006761-1/1
Your Ref : 7745

Date : 17 December 2002

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



FAO: Emy Circuit

Dear Sir/Madam

PROPOSAL: ERECTION 14 FLATS WITH ASSOC. PARKING FACILITIES. DEMO EXISTING DWELLING & OUTBUILDINGS
LOCATION: 24 RECTORY RD & 1 GLEBELANDS RD, WOKINGHAM .

Thank you for your letter dated 7 November 2002, received on 8 November 2002. Please quote the following reference in any correspondence: SU86NW/17/35. 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: Surface water source control measures shall be carried out in accordance 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 soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES:

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY:

Surface Water

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.

Our general criteria are:
· The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

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.

ADVICE TO APPLICANT:

Suface Water

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.

Watercourses

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

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

Environment Protection

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

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

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

Wildlife 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.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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.

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 Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling

Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

Kim Harris
Planning Liaison Officer

Direct Tel: 01276 454 492
Direct Fax: 01276 454 352
Email: kim.harris@environment-agency.gov.uk

CC: Andrews Kalik Associates

Policy and Plans Consultation

Date: 12 June 2003
Case Officer: Emy Circuit
Location: 24 Rectory Road and 1 Glebelands Road, Wokingham
Proposal: Proposed erection of 14 flats with associated car parknig facilites. Demolition of existing dwellings and outbuildings
Application Number: F/2002/7745
Applicant: T A Fisher C/O Andrews Kalik Associates

These observations relate to the revised drawings concerning design, footprint and parking layout (drawing no.: 1686/10-18)

Relevant policies in the Wokingham District Local Plan (as Modified) (MWDLP) applicable to this application:

WOS1 - Sustainable Development
WOS2 - Housing Development Principles
WOS3 – Development Control Principles
WOS4 – Service, Amenities and Infrastructure Requirements for New Development
WBE1 – Design and New Development
WBE9 – Accessibility
WBE10 – Landscape and Planting
WBE11 – Trees and New Development
WH1A – Housing Development – Unidentified Sites
WH3A – Housing Density Guidelines
WH6 – Variety of Housing
WH6A – Design Guidance – Residential Development
WH7 – Affordable Housing
WR7 – Provision of Public Open Space in New Residential Development
WT1 – Location of Development
WT2 – Access to Development
WT6 – Parking Provision

This application is for the erection of 14 dwellings on a 0.25 hectares site within a Category A settlement. Policy WOS2 of the MWDLP indicates that residential development is acceptable in Category A settlements, particularly on previously developed sites such as this. This is consistent with the approach in policy WH1A. Therefore, residential development on this previously developed site is acceptable.

Nevertheless, there are a variety of Local Plan policies relevant to this proposal.

WH3A – Housing Density
Policy WH3A indicates that the Council expects residential schemes to achieve between 30-50 dwellings per hectare. This advice is amplified in Appendix 3D. This indicates that a small sized suburban character site within 800 m of Wokingham town centre could achieve a density of 30 dwellings per hectare.

With regard to this scheme, it is noted that the application achieves a density of 56 dwellings per hectare. Whilst this density exceeds the minimum required for the site under Policy WH3A, it is nevertheless acceptable. This is because higher density residential developments maximise the use of existing land in line with Policies WOS1 and WH1A.

WH6 – Variety of Housing
Since the scheme solely involves the provision of one and two bedroom units, its accords with the requirements of Policy WH6. This is because this policy emphasises the need for one and two bedroom dwellings in any scheme.

WH6A – Design Guidance – Residential Development
Advice from the Council's Urban Design and Conservation Officer should be obtained to establish whether the proposal accords with this Policy.

WH7 – Affordable Housing
The site lies within a settlement with more than 3,000 population. In such areas, the threshold for requiring the provision of affordable housing is 15 dwellings or 0.5 hectares. Since this proposal does not exceed either of these thresholds, there is no requirement for affordable housing on this site.

WT6 – Parking Provision
MWDLP Appendix 7 outlines the Council's maximum parking standards. The application of these standards to this scheme would imply the following parking provision.

Number of bedrooms	Number of units in scheme	Parking standards for dwelling size	Overall number of parking spaces
1	3	1	3
2	11	1.5	16.5
3 +	0	2	0
Total	14	N/A	19.5

It is noted that the application involves the provision of 23 car parking spaces. This is significantly above the maximum standards acceptable under Policy WT6 listed in the above table.

Advice from the Council's Highway's team should be sought regarding the acceptability of parking provision on this site, particularly as the site lies within zone 2 of the Wokingham town centre parking reduction area (see Appendix 7). Since this is regarded to be an accessible area for public transport and other services, it is important to achieve a level of parking provision on the site below the maximum permitted in Policy WT6. This is to ensure that the average residential parking provision throughout the district does not exceed 1.5 spaces per dwelling (Appendix 7, paragraph 2.2.6).

Policy WR7
The standard of public open space adopted by the Council is 4.3 ha per 1,000 population. MWDLP Appendix 5 outlines how the public open space requirements of WR7 should be calculated. Taking account of the results of the 2001 Census, the calculation of public open space is as follows:

$$\frac{[\text{No. of dwellings} \times 2.55]}{1{,}000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore the requirement for this proposal is $= \frac{[14 \times 2.55]}{1{,}000} \times 4.3$

$= 0.0357 \times 4.3$

$= 0.1535$ ha

The proposal does not contain any public open space provision. MWDLP Policy WR7 notes that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines, then financial contributions will be sought to achieve the balance of open space requirement off-site. A contribution may therefore be appropriate to provide the necessary open space provision.

Other

In line with Policies WOS1, WOS3 and WH1A it is important that the proposed development does not have a detrimental effect on the character and appearance of the area, together with the amenities of adjoining properties. Since the scale and massing of the proposed block of flats appears to be considerably larger than the dwellings proposed for demolition, it is important that particular attention is paid to this in assessing the application.

Overall conclusions

There are no policy objections to this application. Nevertheless, there are a number of comments on this application. These are as follows:

a) The application needs to include provision of public open space and other infrastructure and related services inline with Policies WOS4 and WR7.

b) The level of car parking proposed significantly exceeds the minimum standards outlined in Appendix 7. In such an accessible location as the application site, parking provision below the maximum standards would be appropriate.

c) Particular attention should be paid to the effect that the scale and massing of the proposed buildings would have on the amenities of nearby properties.

Graham Ritchie
Policy and Plans
12 June 2003

Date	20/11/02
Case Officer	Emy Circuit
Location	1 Glebelands Road & 24 Rectory Road, Wokingham
Proposal	Erection of 14 flats with associated car parking facilities. Demolition of existing dwelling and outbuildings
Application Number	F/2002/7745

The Modifications agenda for the Executive on 4 December contains recommendations to modify Local Plan policies. It also recommends that the modified plan be used for DC purposes with immediate effect i.e. from late on 4th December. Any application determined after this date will have to comply with the proposed modifications. Therefore, the following WDLP Policies (as proposed to be modified) are applicable to this application:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WBE1: Development in its Local Context
WH1A: Housing Development – Unidentified Sites
WH3A: Housing density
WH6A: Housing Design
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Wokingham. Therefore, development is acceptable in principle under Policies WOS1(d) and WOS2. The proposal should however, be tested against Policies WOS3, WH1A, WH6A, WBE1 and WT7. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of the adjoining properties. The proposal consists of a block of 14 flats and associated parking on the site of 2 detached houses. The scale and massing of the proposed block of flats appears to be considerably larger than the dwellings proposed to be demolished and the neighbouring dwellings. It is therefore important that particular attention is paid to this when assessing the proposal to ensure that it would not have a detrimental effect on the character and appearance of the area.

It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety of the surrounding road network or the flow of traffic along Rectory Road.

This proposal complies with PPG3 (2000), which stresses the importance of sustainable development by maximising the re-use of previously developed land within the urban area. The Local Plan Inspector has recommend the settlement of Wokingham as one of the settlements which the council should seek new housing: it possesses a range of services, facilities and public transport opportunities that would permit residents to *"..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements"*.

Housing Density:

The net area of the site is 0.25ha, as the whole of the site is to be developed for housing and directly associated uses. Therefore, the net housing density proposed for the site is 56dph.

The site is located within 400m of Wokingham Town centre; it therefore complies with PPG3 and WH3A, which seek a greater intensity of development (i.e. in excess of 50dph) at places with good public transport accessibility such as district and local centres.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. WDLPDD Policy WH6 states that particular emphasis should be given to the need for small (one, two and smaller three bedroom) dwellings. The Modifications agenda for the Executive on 4 December contains a recommendation to modify the suggested housing mix to reflect the results of the 2002 Housing Needs Survey.

The table below shows to what extent this application meets the suggested mix (as proposed to be modified).

No. of beds	% (para. 5.17)	No. of proposed dwellings (F/2002/7490)	%
1&2 bed	Not less than 47%	14	100
3 bed	21%		
4+ bed	Not more than 32%		

Although this application does not meet the suggested housing mix, the Local Plan Inspector has recommended that an emphasis be placed on the provision of 1&2 bed units due to the shortfall in smaller units across the District. Therefore there are no policy objections to the proposed housing mix.

Affordable Housing:

Policy WH7 of the WDLPDD requires up to 25% of all new dwellings granted consent to be affordable, where the scheme is for 25 or more dwellings or of 1 hectare or more, in settlements with a population of greater than 3,000. As the proposal consists of 14 units, there is no affordable housing requirement. The recommended modifications to the Local Plan reflect the Inspector's recommendation to lower the thresholds to 15 or more dwellings or 0.5ha or more, these thresholds would not affect this proposal.

Public Open Space:

The standard provision of public open space adopted by the Council is 4.3ha per 1,000 population. Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore, the calculation of open space for the range of dwellings is as follows:

$$\frac{[\text{No. of dwellings} \times 2.7]}{1000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore, the requirement for this proposal is = $\frac{[14 \times 2.7]}{1000} \times 4.3$

= 0.04 x 4.3
= 0.17ha

Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of open space requirement will be sought through financial contributions to the future provision of off-site facilities.

Conclusions:

There are no policy objections to the general principle of development on this site. However, particular attention should be paid to the effect the scale and massing would have on the amenities of the surrounding properties.

Debra Hammond
Policy and Plans

R 27/3

Date: 12 March 2003 13 MAR 2003

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, , Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Resiting of the proposed flats 2m to the north ie towards the boundaries with 3 Glebelands Road and Glebelands Road. Drawing no: 1686/01C.

Comments are required by 02/04/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

See comments already made on these revisions.

Neil Etherington
13/3/03

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6490
Email. Neil.Etherington@wokingham.gov.uk
Date 11 March 2003
My ref. NE/TPO 1041/2002
Your ref. PB/SS1686

Mrs P Bragg
Andrews Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

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 Mrs Bragg

TREE PRESERVATION ORDER NO. 1041/2002
24 RECTORY ROAD, 1 GLEBELANDS ROAD, WOKINGHAM
APPLICATION NO: SP/2002/006761-1/1

Thank you for your letter of 26th February 2003 and revised site plan number 1686/01C.

I confirm that the revisions overcome my concerns over the Plane tree (number 6 on tree survey) and the Cypress trees.

The Holly (number 1) is shown as being 2.5 metres from the proposed building. British Standard 5837:1991 'Guide for trees in relation to Construction' recommends that protective fences should be erected at least 3 metres from the stem of a tree of this size, age and vigour. I therefore consider it unlikely that this tree can be adequately safeguarded during development (if this layout is approved) and that ultimately it will die and need to be removed. Although it is included in the above Tree Preservation Order, it is not prominent in public views of the site. Providing a replacement tree is planted I would not wish to raise objections to the proposal in relation to this tree.

Please note that these comments are in relation to tree issues only and do not imply whether planning permission may be granted.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: Emy Circuit - Senior Planning Officer

To:
Landscape and Trees

From: Emy Circuit

Date: 07 November 2002 01 NOV 2002 03 NOV 2002

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings..

Site Address:
24 Rectory Road And 1, Glebelands Road, , Wokingham.

Applicant:
T A Fisher C/O Andrews Kalik Associates.

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

Tree survey (BS 5837:1991) required in order to assess the impact on existing trees

Details of how all hard surfaces within 6m of ~~exist~~ existing trees will be constructed.

Details of tree protection measures.

Landscape scheme required.

Neil Ellwright

3/12/02

for plans see Part One or Officer file

Date: 04 December 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road And 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Tree Survey. Tree Survey Schedule dated Nov 2002 + Site Survey 182RR01 Revised on 13 Nov 2002.

Comments are required by 18/12/2002.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1. Tree number 6 (London Plane) has a crown radius of 8m. The Flats are shown to be constructed 6m away, which will require branch removal. The Flats should be re-sited or designed so that this tree can be retained without being pruned.

2. The garages on the south-west corner of the site need to be reposition at least 6m from the Corsican Pine number 36.

3. Other than as mentioned above the lay out is appropriate in relation to the best trees on the site.

4. This is an important site being located next to a 'Green Route' and just outside the Wokingham Conservation Area. I will include trees numbered 1, 4, 5, 6, 7, 8, 14, 15, 17, 28, 36 and 37 in a Tree Preservation Order.

5. It is essential that we get a high quality landscape scheme for this site.

6. If planning permission is granted please impose the attached conditions.

Neil Etheridge
6/12/02

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01 **Attached to Detailed Planning Consent**

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

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

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

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

REASON

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

Condition 02 **Attached to Detailed Planning Consent**

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

REASON

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

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

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

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

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

REASON

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

Landscape Condition 02 - Attached to Detailed Planning Consent

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

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

REASON

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

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Date: 13 November 2002 14 NOV 2002

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/7745

Location: 24 Rectory Road and 1, Glebelands Road, Wokingham.

Proposal: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Applicant: T A Fisher C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Planning & design statement: Chancellors Report C/2320.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

- TREE ISSUES DEALT WITH BY NEIL CHERRINGTON WITH A SEPARATE COMMENTS SHEET.
- LANDSCAPE ISSUES RELATE TO IMPORTANCE OF EXISTING AND PROPOSED PLANTING TO ROAD EDGE. TREES ARE VERY IMPORTANT IN THIS AREA — THUS NEW TPO'S CONFIRMED.
  NEW PROPOSAL SHOULD INCLUDE THE INTRODUCTION OF TREES (ADVANCED NURSERY STOCK SIZE OR LARGER.) + LANDSCAPE SCHEME, INCLUDING AREA ALONG RECTORY ROAD NOW TO BE SIGHT LINE.
- BOUNDARY CONSTRUCTIONS?
- CAR PORT DETAILS OF CONSTRUCTION + HARD + SOFT LANDSCAPE

Harold Sanders. 17.12.02.

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03 DEC 2002	
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WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings and outbuildings

Site Address: 24 Rectory Road & 1 Glebelands Road , Wokingham

Applicant: T A Fisher C/O Andrews Kalik Associates

Your observations are required in respect of this application **by 30/11/02**

At its meeting on 19 November 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town

SIGNED: _____ **DATE:** 29/11/02

CLERK TO Wokingham Town Council

Emy Circuit

From: John Mullaney
Sent: 16 June 2003 17:47
To: Emy Circuit
Subject: 24 Rectory Road, WOKINGHAM, Berkshire f/2002/7745

I have no additional comments to make on the revised plans.

John Mullaney
Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Emy Circuit
From: John Mullaney
Sent: 15 November 2002 15:04
To: Emy Circuit
Subject: 24 Rectory Road, F/2002/7745

I have no objections to the proposal but would recommend the following condition is attached should planning consent be granted.

Standard planning condition C070.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Emy Circuit
From: Andy Glencross
Sent: 11 November 2002 13:22
To: Emy Circuit
Subject: PA F/2002/7745 24 Rectory rd and 1 Glebelands Rd Wokingham

Hi Emy

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

JACOBS

3, Glebelands Road,
Wokingham,
Berks.

25th June 2003

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27 JUN 2003	
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Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the most recent plans concerning this proposed development and note that the new layout reduces (but by no means eliminates) the intrusive impact on our property. In particular, a small part of the building is now located further from our boundaries and the height of the building has been marginally reduced (from 11.3m to 10.1m). Unfortunately this does not markedly alter the fact that the proposed development would have a direct and seriously detrimental effect on the enjoyment and use of our property. Nor does it solve the fundamental problem of an inappropriate development for this part of Wokingham.

All of our objections (contained in our letters of 17th November 2002 and 14th March 2003) still stand.

The grossness of the proposed development would be quite out of place in an area where the other houses are considerably smaller and are set well back from the road (the proposed development is well in advance of the current building line). Aesthetically, its bulkiness coupled with its proximity to the roads would tend to 'enclose' the corner of Rectory Road and Glebelands Road introducing an overbearing aspect to the current 'openness' of the area. This is particularly concerning when one considers that this is on a Green Route where one would hope that any developments would support - rather than detract from - the visual quality of the region.

The increase in the number of cars (from 2 or 3 say, to over 20) emerging into Rectory Road would certainly aggravate the safety/traffic situation, whilst, at the same time, the proposed building lines would severely limit any future improvements to the roadways (eg introduction of a roundabout or the 'rounding off' of the corner where it is already difficult for large vehicles to turn). Additionally, the visibility splay of 2m by 2m seems quite inadequate when one considers the egress point's proximity to the traffic lights, the Waitrose 'chicane', and the naturally busy nature of Rectory Road. A splay of 2m by 30m would seem more appropriate.

The impact of the proposed development on our own property (number 3 Glebelands Road) is very significant. A substantial building some 25% taller than our home placed a mere 2 to 3 meters from it! Moreover, the bulk of its North-Westerly side would run a substantial length of our garden overshadowing us and giving us cause for concern with regards to privacy. The side elevation shows six windows close to our boundary which directly overlook our property. Only two of these have obscura glass. Should the

development proceed we would request that all six windows have Obscura Glass fitted and, moreover, that these windows cannot be opened (unless. in the case of the roof lights, the windows are situated at least 1.8m above the floor). We note that the car-parking spaces numbered 11, 12, 13, and 14 now have roofs and feel that this is a retrograde change as far as we are concerned. We would prefer those spaces to remain uncovered so that the open area between the flats and the carpark is not unduly terminated by garage walls.

In conclusion, we would again emphasise the fact that the bulkiness of this block of flats is quite out of keeping with its immediate surroundings – a point echoed by the Wokingham Society as well as most other objectors. In the interests of ensuring that Wokingham remains an attractive town – one which its residents can be justifiably proud of - and as a good example to others, we would urge that this proposed development be rejected.

Yours faithfully,

Paul & Liz Jacobs

Paul and Elizabeth Jacobs
3, Glebelands Road.

068

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01 JUL 2003
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Treetops
2A Glebelands Road
Wokingham
Berks
RG40 1DR

Your ref: F/2002/7745

Emy Circuit
Development Control Officer
Environmental Services Department
Planning Services
Wokingham Unitary
P.O. Box 157
Shute End
Wokingham
RG40 1WR

30 June 2003

Dear Ms Circuit,

Re: **Application Number F/2002/7745**

Thank you for your letter of 10 June inviting comments on the above development at 24 Rectory Road and 1 Glebelands Road. I have studied the plans and have some observations.

The proposed development is shown on the plans as being approximately 2.5m in front of the present building line on the southwest side of Glebelands Road. All other properties extending to the present building line are private houses with two storeys. The proposed new development is three storeys high and, if in front of the present building line will be overbearing. Tithe Court, the only other building in Glebelands Road with three storeys, is set behind the present building line with gardens and parking in front of the property: this building is impressive rather than oppressive. There is ample room in the plot under consideration for the property to be similarly positioned. Being removed from the road, at this busy junction, would also make the new development quieter and more desirable. Woodstock House on the opposite side of Rectory Road is so positioned.

The plans do not show gradients. It should be noted that Rectory Road goes downhill from Broad Street to Wiltshire Road. This means the houses on the northeast side of Glebelands Road are built at a lower level than the road. The proposed new development being on the higher southwest side and three storeys high would domineer, overlook and remove privacy from the properties 26 Rectory Road, 2A Glebelands Road and 2 Glebelands Road. There is no natural tree barrier, following the fall of a mature tree in the area in a storm in December 2000. It would take in excess of forty years for any effective tree cover to grow.

Whilst I understand the principle of more dense housing in the town centre area, I would propose one of two options for this plot:

1) That the building in this development is moved southwest, nearer to the parking/car port area, behind the Glebelands Road building line.
   Or
2) That the building and car parking areas are reversed (this would have the effect of taking the building further from Rectory Road too).

I hope these comments will be given serious consideration whilst making your decision about this application.

Yours sincerely

JRDoran

Dr Jane R Doran

2 Glebelands Road

30 June 2003 Worthing.

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Dear Sirs - Revised Plans 24 Tarring Road / 1 Glebelands

Application F/2002/7743.

Having reviewed the plans I am concerned on the following issues.

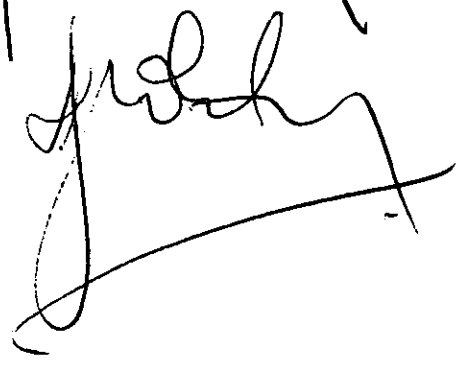
1) The building line relative to nubers 3/5 Glebelands is appx 8 ft closer to the road. which impacts on the aspect of Glebelands Road visual perspective

2) Combined with the height, '3 stores', of the development this moves this development right into the corner of the plot, again out of character with the development across Tarring road which at the junction is set back to create a more 'open aspect'

3) Windows on the Glebeland road side of the house development overlooking 2A Glebeland (set lower to road level) and privacy issues. No tree cover. height to break views. Originally (6 months ago) there was a tree, cut down that now gave created space for the development.

Please take these views into consideration.

Yours sincerely



2. Lakeland, Rd.

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18 AUG 2003
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7, Glebelands Road,
Wokingham,
Berkshire,

17 August 2003.

Dear Mr. Watson,

F/2003/8358.

Thank you for your letter of the 13 August. We are delighted that the application to erect 14 flats on the site of 24, Rectory Road and 1, Glebelands Road has been recommended for Refusal. The detail of the committee report is impressive and we are sure that such attention will also be paid to the proposed erection of a huge block of 120 flats fronting the main road off 4, 6 and 6a, Glebelands Road.

Again, thank you very much for your help.

Yours sincerely,

Joyce and Adrian Hooper.

72697
Emy

22 Rectory Road
Wokingham
Berks RG40 1DH
8 Sept 03

Development Control Manager
Wokingham Unitary
Environmental Services Dept.
P.O. Box 157
Shute End, Wokingham RG40 1WR

Dear Sir,

Appl No F/2002/7745 24 Rectory and 1 Glebelands Road

Thank you for your notice, 26 August 03 to inform us that this Application has been refused. Together with other neighbours I was present at the meeting and should the applicant decide to appeal I give notice that I will wish to make a submission to support your Officers, and if necessary speak at any public hearing.

Whilst writing may I say how weak the highways officers were throughout the meeting, in fact, never in my 25 years advising various Committees in Bracknell have I heard Members laugh at an Officer's supposedly serious comments.

Is it true, as I have heard off the record, that details of the access had been agreed with the applicant prior to the application being submitted? If true, this nullified an important potential objection to the proposal and will create, if approval is granted on appeal, by far the worst traffic hazard in Rectory Road, including the Waitrose entrance.

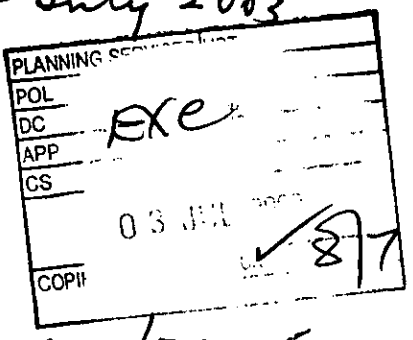
Yours faithfully

HVP & KThomas

5 Milton Court
Milton Road
Wokingham, Berks
RG40 1DQ

3 July 2003

Wokingham District Council
Planning Applications
Wokingham, RG40 1BN.



Dear Sirs

Planning Application F/2002/7745.

I object to this application on the grounds that it will add considerably to traffic congestion at Glebelands Road/Rectory Road and Glebelands Road/Milton Road junctions, especially when considered together with the application F/2003/8358. The two together increase dwelling density by nearly 1000% which will bring a similar private car increase.

Yours faithfully

(R.A. ESDAILE) R.A. Esdaile

0602

22 Rectory Road
Wokingham
Berks RG40 1DH
19 June 03

PLANNING SERVICES | HPT
POL | TLS
DC EXC | ENC
20 JUN 2003
REPLY 23/6

fao Emy Circuit, Dev Cont Officer
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Revised Plans F/2002/7745

Firstly may we refer you to our comments on the previous application No. F/2003/8358, dated 12 March 2003, as they are equally relevant to the revision. Nevertheless, we will repeat them, as the proposal to reuse No. 24's entrance for vehicle movements arising from 22 parking spaces is ridiculous. We, not infrequently, have to wait several minutes to emerge from our entrance, not only at peak times, and our location is not within the queue that forms at the lights, often stretching back beyond that of No. 24. We presume that objection from No. 3 Glebelands Road prevents the use of the quite legitimate access between Nos. 3 & 5. Compared with the road safety issues and the inconvience to prospective owners this should carry little weight.

Turning to the amended application now before you:-

Statement, Para 3.2 access. This issue is obviously glossed over, bearing in mind the excessively wordy style of the remainder of the report.

Statement, Para 5.11. We object most strongly to the presumption that we should see this development as beneficial! No. 24 has no windows facing our garden, the only possible overlooking would be a very oblique view from the back windows. The proposed development has a number of second floor windows with a direct view of our property, one even with a balcony, see later. In addition the existing garden of No.24 is a private garden to be replaced with a car park for 22 parking spaces. Some benefit!

Statement, 5.4 (?) also remarks ridiculously, on the "minimal impact" of the parking. Has it been brought to the attention of your Property Managers that the reason for using No, 24 for parking is that its redevelopment would require a substantial payment to Wokingham Unitary to lift a covenant against development for more than one house?;

Southwest elevation. As referred to above, the revised block now has, in addition to the dormer windows at second floor level, a balcony from which the occupants can only view the car park, and our garden. If it is so important to provide a balcony why not put it on the Rectory Road elevation., where at least the residents can watch the queue of their neighbours trying to get out of the entrance. It has no value whatsoever and is of considerable detriment to us.

Yours faithfully

HVP & K Thomas

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Mr and Mrs DLA Hooper
7 Glebelands Road
Wokingham
Berkshire
RG40 1DY

24th June 2003

Dear Miss Circuit

Application Number: F/2002/7745
Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham

We most strongly object to the revised plans mentioned in your letter of the 10th June 2003.

Not only would this horrendous structure still dominate the skyline of neighbouring properties but there are now windows without obscure glass overlooking the gardens of numbers 3, 5 and 7, Glebelands Road. Such inconsiderate design immediately destroys the privacy in the very places where we gain sanctuary, our gardens. We vehemently protest against these windows.

Further, no consideration has been given to the noise, disruption and pollution from the activities of 14 families where at present there are only two. All these factors are deeply detrimental to the well being of nearby residents. Already the atmospheric pollution is worryingly high and the inevitable traffic growth adds to this threat to people's health.

We continue to be greatly disturbed by this three-storeyed monstrosity: the structure itself still overwhelms 3 Glebelands Road and the incumbent risks of fire, accident and other hazards are still present. Numbers 5 and 7, which includes us, remain threatened in the most alarming way by this offensive intrusion into our lives. When one considers the impact on the area of a seven-fold increase in population on this site and the subsequent activity this implies then the project as it stands is completely unacceptable.

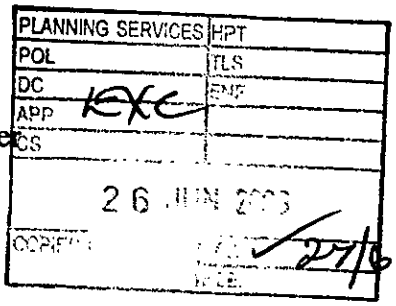
We residents who have lived here for very many years care for the heritage and quality of life in our historic town. Housing in both Rectory Road and Glebelands Road is of a high standard and enhances the attractive nature of Wokingham. There are already many schemes to build flats; to demolish these agreeable dwellings in a get-rich-quick exercise to construct hideous blocks is to ruin the inherent spirit of owner-occupiers of land we all call home.

Yours faithfully,

D. L. A and J. Hooper

DLA and J Hooper

5, Erica Drive,
Wokingham,
RG 40 2DU



Ms Emy Circuit,
Development Control Officer,
Wokingham Unitary.

26th June 2003.

Dear Ms Circuit,

Application F2002/7745 Glebelands and Rectory Road

I wish to object on behalf of the Wokingham Society.

This revised application still has features which would have a detrimental effect on the junction of the two roads. The development,with its longer side in Glebelands Road is put on the building line of Glebelands Road as indicated by the foremost part of the house opposite which happens to be a rather minor part. of it. The effect of the substantial length of the development will, in my judgement , give a very hard, built up effect. In its frontage on to Rectory Road it is placed on the building line of the existing houses which is not parallel with Rectory Road and has the effect of putting the new development nearer Rectory Road than the existing houses. I suggest that it should not be nearer Rectory Road than the foremost part of 24 Rectory Road..

The position of the main development on the site – placed as close as possible to both roads- is in contrast with the present situation where the impact of the two houses is softened by the space nearest the corner being garden. This may suit the builders in terms of cost but apart from the loss of amenity to the public it has the effect of putting the flats as near as possible to the noise of vehicles braking and accelerating. The residents wold be best served if the main building were placed as far from the two roads as possible, best of all if it were split into two parts on the sites of the existing houses, both for the residents and the public.

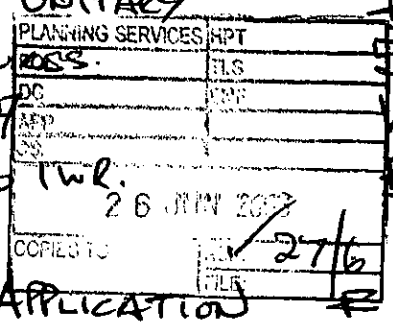
Yours faithfully,

Donald C. Macdonald

Donald C. Macdonald,
President, The Wokingham Society.

9bs

WOKINGHAM UNITARY
PLANNING SERVICES.
P.O. BOX 157
BERKS. RG40 1WR.



B.T.P. KEELY.
5. GLEBELANDS RD.
WOKINGHAM.
BERKS RG40 1DY.
26-6-2003.

APPLICATION No 2002/7745.
DWG. 1686/10/1B.

Thank you for your letter dated 10.6.03.

I have already objected to this development on following correspondence :-

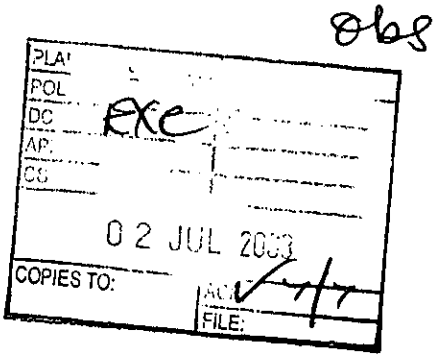
- Your letter 7.11.02 – my comment sheet 21.11.02
- " " 12.3.03 – my letter 20.2.03.

My comments on these two letters of mine dated 21/11/02 & 20/2/03 remain valid & I still object to the development.

It still concerns me that you have not acknowledged the works necessary to maintain our sewage scheme.

Yours faithfully

B T P Keely.



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

28 June 2003

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

I am writing in response to your letter dated 10 June 2003 advising us of the revised plans for the above site. The revised plans do not address our objections to the original planning application (i.e. impact on surroundings, design, character and appearance of the proposed building and highway safety). These concerns were detailed in our letter to you dated 26 November 2002 and were repeated in our letter dated 17 March 2003.

We have additional concerns relating the above referenced application together with a further planning application on Glebelands Road (Planning Application number: F/2003/8358). Our objections to the planning applications were detailed in our letter of 17 March 2003 and these objections still stand.

We strongly object to the proposed development of the above site and hope that the issues detailed in our letters will lead to the refusal of this planning application.

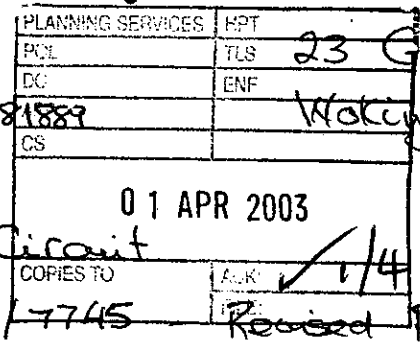
Yours sincerely,

Mr. & Mrs. R.P. Jesson

development will not be permitted that would detract from the visual quality of a green route. A three storey block of flats will not enhance the visual quality of the area.

Yours Sincerely.
Peter Tyldesley.

T.4.03. OBS Mr P.J. Tyldesley



23 Globelands Road
Tel: 0118 9781889 Wokingham RG40 1DY

Dear Ms Circuit

Re F/2002/7745 ~~Revised~~ Plans.

Thankyou for notifying me about the above revision. Whilst I have no objection to the proposed revision my earlier objections to the overall application still stand.

Namely:-

Unnecessary demolished of two high grade houses.

Over development of the area with a preponderance of flats already in Rectory and Globelands roads

Inappropriate architecture for the west side of Rectory road which comprises large individual houses ie three storey property within two story houses.

Does not comply with the Local Plan (Jan 2003 WBC 12 - Green Routes which states that

(OBS)

B.T.P. KEELY.
5. GLEBELANDS RD.
WOKINGHAM RG40 1QY

20.3.03.

WOKINGHAM UNITARY
PLANNING SERVICES.
RG40 1WR.

PLANNING SERVICES HP
POL TLS
DC BKC FILE
APP
CS
20 MAR 2003
COPIES TO ACK 20/3 already logged.
FILE

Dear Sir.

APPLICATION No. F/2002/7745

Reference your F/2002/7745 dated 27 FEB 2003, revised plans resiting proposed flats 2M to the NORTH.

My comments sheet to the proposed flats dated 21.11.02 brought to your attention the subject of o/c sewers.

Your revised siting of the proposed flats now impacts further on the existing linked foul sewer which runs from Nos 7, 5, 3 to No 1 Glebelands Rd and then presumably discharges into the main trunk sewer.

This proposed resiting only further emphasises the need to investigate this sewer run.

If the proposed flats are approved then the existing sewer must be adequately reinforced or rerouted prior to the works proceeding.

My other comments presented on 21.11.02 remain valid

Yours faithfully

B T Keely

PLANNING SERVICES
POL
DC
APP
CS
21 MAR 2003
COPIES TO
ACK 24/03

3, Glebelands Road,
Wokingham,
Berks.

14th March, 2003

Ref: Planning Application Number F/2002/7745

Dear Sirs,

We have just received the revised plans on this proposed development which sites the building 2 meters north of the original location and hence both closer to our house and to the pavement of Glebelands Road. This in no way tempers any of our objections set out in our letter to you dated 17th November, 2002. The bulk of the proposed block of flats is quite out of keeping with the other houses in the vicinity – indeed, the resiting would make it even more incongruous when placed in juxtaposition to our own dwelling (the habitations would now be some 5 times closer than they are at present – a mere 2.5 meters apart – and the disparity in heights would be magnified).

In addition, the required 3 meter margin between sewer and residence would almost certainly be broached and, it would seem, that one of the trees so recently granted a Tree Preservation Order would be destined to die!

The proposed resiting *still* does not follow the building line. Nor does it solve the problems of safety, increased traffic, noise pollution, or restrictions on long term road planning options (eg a roundabout or some other flow control solution – the proximity of the block of Flats to the Rectory and Glebelands roadways would preclude such improvements).

All in all, the development – even if resited – would become a blot on the landscape of a pleasant part of what is currently a very pleasant town. In general, developments in the area have blended in well, and it would be a shame to see this trend reversed.

Many of the letters written in response to your planning notification draw attention to the fact that the proposed block of flats would be out of keeping with the appearance of the overall location, and we hope that those views taken together with the other areas of legitimate concern will cause Planning Application F/2002/7745 to be rejected. Let us give substance to the mission statement: Wokingham Unitary – Aiming for Excellence.

Yours faithfully,

Paul and Elizabeth Jacobs
3, Glebelands Road.

OBS

PLANNING SERVICES | PET
POL
DC RXC
APP
CS
24 MAR 2003
COPIES TO V2518
FILE

9 Barkhart Drive

Wokingham RG40 1TW

23 March 2003

Dear Sir/Madam

Application Number F/2002/7745
Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham
Proposal: Proposed erection of 14 flats with associated car parking Facilities. Demolition of existing dwelling and outbuildings

Thank you for your letter dated 12 March regarding the above application.

We wish to continue our objections to this planning application on the grounds of more traffic on a busy junction, and associated pollution of the area. By the Council's own survey a few years ago, the area of Rectory Road was one of the highest areas of pollution.

Also, the Glebelands development for over 55's is further along Glebelands Road and a number of elderly people walk along to the town. Additional traffic on this junction would not be acceptable. It is already difficult to cross the road at the traffic lights when walking down Rectory Road to Wiltshire Road because of poor visibility.

The Council wants to encourage people to leave cars at home and walk into town but are not making it safe to do so. Have you walked up or down Rectory Road – sometimes you take your life in your hands! When the traffic lights are on green it is like a racetrack.

We understand that further applications have been made for development on Glebelands Road, and although we were away and unable to object to the application we are strongly opposed to anymore traffic in the area.

As an aside, since we have lived here the amount of development and traffic has increased six or seven times – in 1976 the population was about 29,000. We know Wokingham is a nice town to live in but we cannot take anymore traffic.

Yours faithfully,

D. Saunders. C.C.

Dorothea and Clive Saunders

088

PLANNING SERVICES | PAT
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CS
24 MAR 2003
COPIES TO | ACK 25/3
FILE

7745

5, Erica Drive,
Wokingham,
RG 40 2DU

23rd March 2003.

Ms Emy Circuit,
Development Control Officer
Wokingham Unitary.

Dear Ms Circuit,

Applications F2003 /8358 and F2002/7745 Glebelands Road

These applications raise a significant problem for residential areas near to the town centre to which a large area could become liable were they approved. I wish to object on behalf of the Wokingham Society.

The applications are for intense development on Rectory Road and and Glebelands Road. Both roads are in a residential area which because of their closeness to the town centre and their substantial width have become main thoroughfares for those entering or leaving the town. Application 7745 is for a substantial block near to the roadways it abutts in a manner a-typical to the remaining buildings in the two roads. The flats opposite, across Rectory Road are for the greater part of similar height but are further back from the roadway.

In the town centre as in any shopping area buildings rise immediately from the back of the pavement and present a limited vista looking along the road. In open country with hedgerows the opposite effect occurs the view to left and right is completely open. Residential areas such as are being considered here lie between these extremes. The buildings may be of two or three stories but lie back from the road to give a semi-open aspect. Tithe Court, 9, Glebelands Road, is a high building but does not objectionably interupt the vista, being so far back from the roadway.

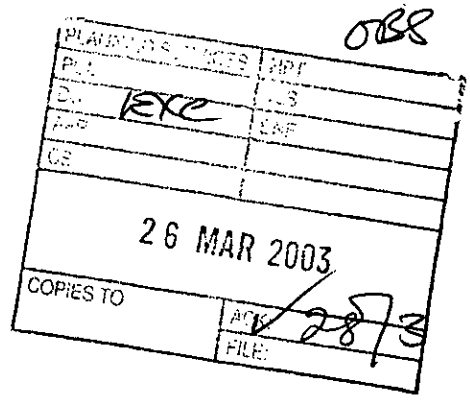
The buildings proposed in these applications should not be allowed to limit the vista more than the existing buildings. This implies that the buildings should be further back from the roadway if they are tall. Such a limitation leaves room in front of them for suitable trees and shrubs.

If these applications are allowed, the way seems open for almost all of the town to be developed in a similar way. A policy is required to reach a sensible and acceptable position. Wokingham is a pleasant residential town. With such developments it could become an assembly of blocks of flats.

Yours faithfully,

Donald C Macdonald.

Donald. C. Macdonald,
President, The Wokingham Society.



Mr and Mrs DLA Hooper
7 Glebelands Road
Wokingham
Berkshire
RG40 1DY

25th March 2003

Dear Emy Circuit

F / 2002 / 7745

Thank you for your communication of the 12th March 2003.

The resiting of the proposed 14 flats 2 metres to the north will have a monumental impact especially on the occupants of 3 Glebelands Road.

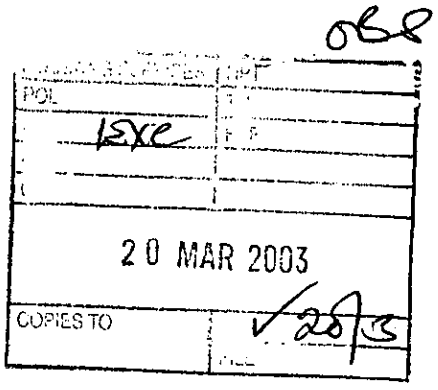
This is aggressive, anti-social planning behaviour of the worst kind. These 3 storeys will now even more dominate the area: they will not only tower above the dwelling next door in the most threatening way but the subsequent loss of privacy and increased noise for all the occupants of 3, 5 and 7 Glebelands Road, which includes us, is an alarming consequence. Of course the risk of fire, accident and other hazards is also increased.

We strongly object to this three-storied project: not only is it entirely out of keeping with the present properties but the proposed building overwhelms us in the most unacceptable way. We urge the planning officer to reject the development outright.

Yours faithfully,

D. L. A. Hooper.

Mr DLA Hooper



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

17 March 2002

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

I am writing in response to your letter dated 12 March 2003 advising us of the revised plans for the above site. The resiting of the proposed flats by a mere 2 m does nothing to address our objections to the original planning application (i.e. impact on surroundings, design, character and appearance of the proposed building and highway safety). These concerns were detailed in our letter to you dated 25 November 2003, a copy of which is enclosed for ease of reference.

A more recent planning application with which you are dealing relates to the properties at 4, 6 and 6a Glebelands Road (Planning Application number: F/2003/8358). The two applications both involve demolishing existing substantial and well-maintained detached houses in sizeable gardens, typical of other properties in the area. The proposals are to replace them with high density housing which is totally out of keeping with the neighbouring properties and would significantly detract from the street scene. The impact on the surroundings is considerable and detrimental.

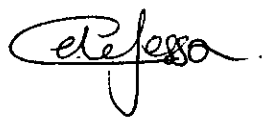
Both sites are on a designated green route and it is the stated policy of Wokingham Unitary Authority that any development that detracts from the visual quality of the route should be resisted. Clearly, approval of either proposed developments would contravene the Authority's own policy. We would suggest that the only beneficiaries of approval of

cont.....

these applications would be greedy developers and speculators. The ambience of Wokingham must not be sacrificed to such an unworthy cause.

In conclusion, we strongly object to the proposed development of this site and hope that the issues detailed above will lead to the refusal of this planning application.

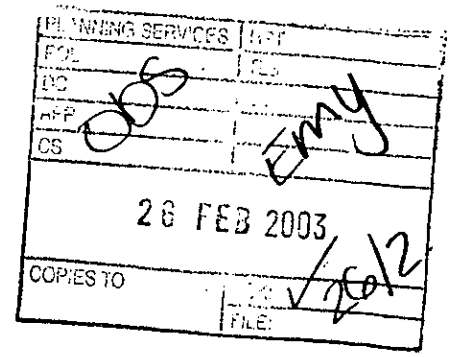
Yours sincerely,



Mr. & Mrs. R.P. Jesson

THE RT. HON. JOHN REDWOOD, MP

HOUSE OF COMMONS
LONDON SW1A 0AA



Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
PO Box 153, Shute End
WOKINGHAM
RG40 1WL

7745

Mr Keeley is already listed as Obe.

25 February 2003

Dear Ms Cronin

I attach a letter I have received from my constituent, Mr B T P Keely of 5 Glebelands Road, Wokingham RG40 1DY. Mr Keely is very concerned about the impact of traffic and overcrowding, should the two planning applications go ahead.

I do hope the Council will weigh very carefully the arguments put by my constituent when considering these two proposals.

Yours sincerely

John Redwood

Email: redwoodj@parliament.uk

[redacted]

OHB. 9782747

19. 2. 02.

R.H. JOHN REDWOOD.
House of Parliament
Westminster - SW1.

LA
COL
DC
APP
CS
21 FEB 2002
RIES

Dear MR. REDWOOD 27/2/02

I am a mature cradle conservative orinally born in Essex but have lived at the above address since 1975.

We are justifiably proud of our house & location but indications are this could be facing changes in the immediate future.

Plans have been presented to Wokingham Council for two projects

- F 2002/7745 14 Flats + car parking.
- F 2003/8358 22 Appartments with U.G. parking and 16 dwellings with parki

I enclose a drawing showing the planned projects relative to my home.

I recognise there must be progress & it is prudent to try & erect dwellings close to the town centre but to have two such projects planned simultaneously prompted my first ever letter to your level

You probably guess what comming but here goes -

These two developments will bring more cars & transport into an already congested area, that in turn brings more fumes & further pollutes the atmosphere

More cars will create more safety hazards for the local community which contains a fair number of "Mature" pensioners.

Will you please give consideration to using your skills, influence, authority to objecting to these two projects or at least one of them.

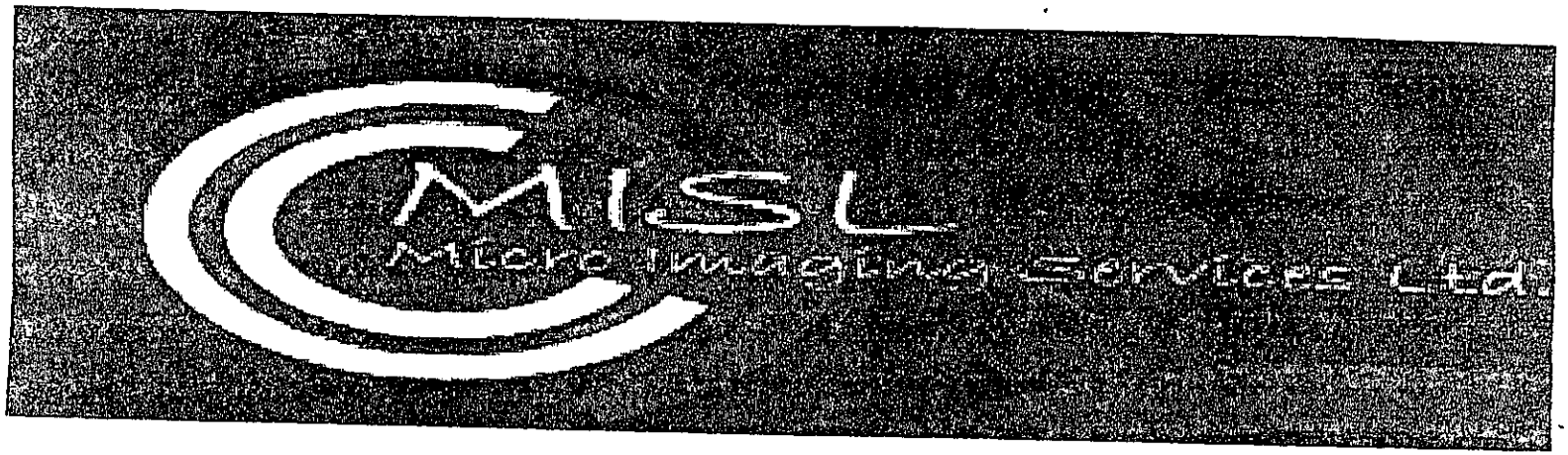
Thanks for your time.

A devoted conservative.

Yours Sincerely

BY Paul Keely

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

OBJ

19 NOV 2002

V 2874

Ian Jordan

From: TVICTHOMAS@aol.com
Sent: 19 November 2002 11:29
To: Development.Control@wokingham.gov.uk
Subject: Appl. No. F/2002/7745

I wish to comment on this application as an immediate neighbour. We have been in contact with the developers for a number of months and have been supplied with plans of the proposals on which we have commented to Mr Pacey, the developers agent.
Firstly on the overlooking issue. We are most fortunate in that the adjacent houses, due to their siting and mature planting, do not overlook our property. This will not be the case if the proposals proceed. The elevation facing our garden is satisfactory except for the third storey. The dormer windows would have a direct view into our garden except that the proposed garage block sited along our boundary fence, provided that it has the pitched roof as shown, will protec t much of our garden. In addition the site plan shows planting which if carried out, will also assist. As far as we can judge the developer has done what he can to minimise any detrimental effects on our property but any changes from the present plan are to be resisted.
Nos 20 and 22 have a drainage easement across No. 24 but we are dealing with this directly with Fishers.
We have corresponded with the highways section on several occasions concerning traffic in Rectory Road, to no effect. Whilst this proposal will not affect our access and egress, our knowledge of the current problems shows that the new residents will experience great difficulty in exiting the entrance, currently that of No. 24. We, quite frequently wait for several minutes to join the passing traffic, bunched by the lights on the Broad Street junction together with the Waitrose exit. The l ocation of the proposed entrance will also coincide with the queue at the lights. We have suggested to Fisher that the rear exit over which they must have rights would be more appropriate.
Should you wish to discuss these issues, or any others affecting this proposal, our phone number is 0118 9781766 or e mail

HVP & K Thomas

Sheila Viner

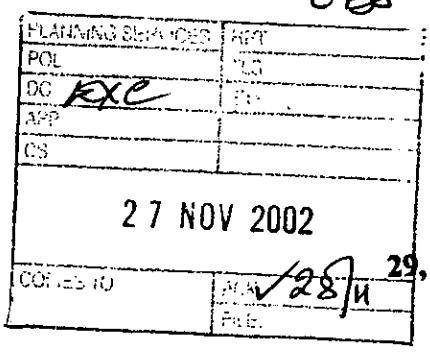
From: TVICTHOMAS@aol.com
Sent: 20 November 2002 14:48
To: Sheila.Viner@wokingham.gov.uk
Subject: Re: Planning Application F/2002/7745

WOKINGHAM UNITARY
Aiming for Excellence

My full postal address is :-
22 Rectory Road
Wokingham RG40 1DH Vic Thomas

Sheila Viner
Clerical Assistant to the Planning and Development Team
Wokingham District Council
email: Sheila.viner@wokingham.gov.uk

088



Edenfield,
29, Glebelands Road,
Wokingham,
Berkshire
RG40 1DY

Telephone: **0118 9794869**

26 November 2002

Ms E. Circuit (Case Officer)
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit,

Re: Planning Application number: F/2002/7745
24 Rectory Road/1 Glebelands Road

We are writing to register our objection to the above planning application on the following grounds:

Impact on surroundings
Design, character and appearance of proposed building
Highway safety

The planning application relates to a prominent corner site near to the town centre and the site is on a designated green route. Any development that detracts from the visual quality of the route should be resisted.

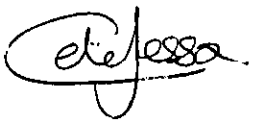
Properties on the west of Rectory Road and on Glebelands Road are primarily detached dwellings, in a good state of repair and with reasonably sized gardens. 24 Rectory Road and 1 Glebelands Road are, therefore, totally in keeping with the surrounding properties. The proposed three-storey building with open car parking facilities on this prominent corner plot would provide high density housing (56 dph) which is totally out of keeping with the surrounding properties and would significantly detract from the street scene.

Cont.....

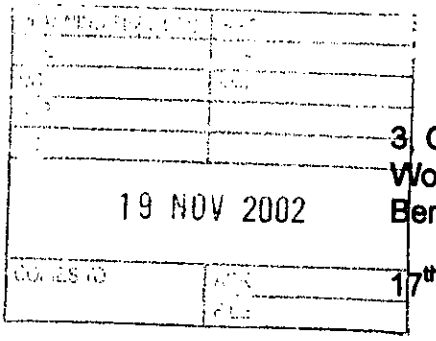
Perhaps the most important objection is on the grounds of road safety. Replacing two dwellings with 14 apartments (and providing 22 parking places) will greatly increase the traffic activity on this part of Rectory Road. This is already a busy and dangerous road; traffic along Rectory Road frequently travels far in excess of the speed limit (30 mph) endangering other motorists and particularly pedestrians crossing at the traffic lights, and the proposed access to the site will add to the hazardous movement of traffic entering and leaving Waitrose car park and the adjacent physiotherapy practice.

In conclusion, we strongly object to the proposed development of this site and hope that the issues detailed above will lead to the refusal of this panning application.

Yours sincerely,



Mr. & Mrs. R.P. Jesson



3, Glebelands Road,
Wokingham,
Berks.

17th November, 2002

Ref: Planning Application Number F/2002/7745

Dear Sirs,

As one of the immediate neighbours to the proposed application we wish to register our objection to the scheme.

Firstly, we believe the Planning Statement submitted by the proposers is misleading in certain areas, erroneous in others, and, overall, presents a biased view of the situation. And secondly, the sheer bulk of the planned buildings have a direct and seriously detrimental effect on the enjoyment and use of our own residence.

Appearance:

The left hand side of Rectory road consists entirely of detached residential dwellings except for the police station and the doctors surgery. The dwellings are set back some considerable distance from the road and are two storey. However, the proposed development would place an exceptionally large (in comparison to other dwellings in the immediate neighbourhood) 3 storied building within a 7 meter proximity to the pavement (and not, as stated in section 3.3 of the proposal, continue the existing building line). Even the flats on the other side of the road (near the corner of Rectory Road and Palmer School Road) are set much further back. The existing housing in the area is of an attractive nature – the Mock Georgian of Glebelands Road contrasting nicely with the interesting double fronted houses of Rectory Road, but the proposed development would place a bulky building (5 to 6 times the ground area of the surrounding houses and some 30% to 40% taller than them) right on the corner of Rectory Road and Glebelands Road. In short, its gross appearance would be totally out of keeping with the neighbouring housing.

Planning Policy:

The proposed development does not seem to advance the cause for affordable homes within the area since it falls below the 15 dwelling/0.5 hectare threshold. Instead, it replaces two good sized family homes with 14 small apartments. In doing this it would appear, in our opinion, to fall foul of the considerations of form, scale, and massing as well as some of the other policies of the Local Plan. Moreover the plot designated appears to include an area of Urban Verge owned, I believe, by the council (triangular segment approaching the traffic lights) and which contains several trees. One tree has very recently been removed from the site due, I understand, to the effects of a

storm, but the council may wish to consider placing Tree Preservation Orders on any remaining healthy trees (as has happened on the opposite corner). The proposal mentions a figure of 56 dph (section 4.8) as being consistent with the Government Planning Policy – but we are uncertain as to whether this takes into account any distinction between good sized family homes and small apartments. Overall, in our opinion, the proposed development is not consistent with the Planning Policy, but we appreciate that the relevant planning authorities will be much better placed to assess this aspect.

Overall Layout:

We feel it necessary to take strong issue with much of Section 5 of the proposal (Material Considerations). The building would not relate in any *aesthetic* way to either of the street scenes of Glebelands or Rectory Road. Moreover, its prominent plot on the corner would tend to exaggerate its bulkiness and make it appear even more out of place than normal. The proposed building is significantly higher than all of the nearby dwellings and it is misleading to invoke the 'precedent' of the three storey buildings on the opposite of the road – *they* are placed well away from the corner and pavements and fit comfortably within the context of the equally tall buildings on that side of the road. The concept of an 'end stop' and 'sense of enclosure' (section 5.9) seems more of a negative than a positive point – we would have thought 'continuity' and 'openness' more relevant to the aesthetics of a proposal in this area!

In section 5.11, attention is drawn to the (supposed) benefits afforded to number 22 Rectory road in the sense that the habitable accommodation is sited further away from the property than is currently the case and that the car ports would further protect the amenities of number 22. However, in contrast, no mention is made of the fact that the proposal would result in the habitable accommodation being sited nearer (*much nearer*) to number 3 Glebelands Road (our property). And we wouldn't even have the benefits (?) of adjacent car ports. In fact, the proposal would cause the distance between the habitable properties to come down from the current 12 meters to a mere 4 meters (300% closer). Moreover, the fact that the proposed property would be over 11 meters tall compared with its present height of just over 8 meters and 25 meters long (approx) compared with its present length of 12 meters (approx) would significantly aggravate the situation.

Section 5.12 makes the unwarranted statement that the relationship of the proposed development is 'clearly acceptable' and 'typical' with respect to the buildings opposite and of number 28 Rectory Road. We would state that, if anything, the *opposite* is true.

Section 5.13 has, of course, particular relevance to our own situation. As the occupiers of number 3 Glebelands Road we do not feel that our amenities have been protected. Currently, from our rear windows and garden, we have a fine outlook over the top of and around number 1 Glebelands Road and Number 24 Rectory Road in a South-Easterly direction (we are to the North-West of the proposed development). We have direct sunlight for most of the

road, any inadequacy could lead to raw sewage leaking out through the manholes. Additionally, as the building line of the proposed development is closer to the line of Glebelands road than that of numbers 3 and 5, we would draw attention to the fact that it might encroach on the required 3 meter margin between sewer and residence.

Roads:

Rectory Road is a busy main road forming part of the one way system. The proximity of the proposed access to the Glebelands Road junction on the one hand and the 'chicane' outside Waitrose on the other could present a motoring/pedestrian hazard. We understand that minor accidents have already occurred in that section of the road and are probably attributable to the merging of the exiting Waitrose traffic with the main flow and the need in many cases for lane swapping to take place to take the left turn at Glebelands Road. The proposed development would funnel all the cars (possibly as many as 21) from the development into this critical section of roadway whereas, currently, only the cars relating to number 24 (a single dwelling) would exit/enter at that point. Although the lifestyles of the possible occupants of the proposed development might not mean that all enter or exit at the same time, a peak is likely to occur during rush hours. In our opinion, the current road layout would not safely support a development of this level.

We are also concerned about how the proposed development might constrain alterations and improvements to the existing road system. The houses on the north side of Rectory Road beyond Waitrose are set back from the pavement and would therefore allow some widening of Rectory Road if that became necessary. However, the proposed development is set so close to the road that this option would become almost impossible. Even if road widening was unlikely, the junction of Rectory Road with Glebelands Road and Palmers School Road will almost certainly require alteration at some time in the future (eg the construction of a roundabout). Turning left from Rectory Road into Glebelands Road already presents a problem because of the tightness of the corner and the proposed development would severely limit any remedial options available. The new building is simply too close to the corner to permit future improvements to the road system it would abut.

We hope that all of the above points, when placed in the balance, will make it clear that Planning Application F/2002/7745 should be rejected.

Yours faithfully,

P A Jacobs

E Jacobs

[redacted] and Elizabeth Jacobs
[redacted] Glebelands Road.

day and throughout the year (clouds permitting!) and we are able to see the trees which gird Rectory Road. Should the proposal go ahead we would lose all of those benefits. The proximity of the new building together with its height and length would result in our garden and our windows overlooking it being almost permanently in shadow for much of the year. Moreover, our existing open outlook would be replaced by what would appear as an almost blank wall of some 11 meters in height and some 25 meters in length (as the rear elevation drawing makes apparent). The stepping mentioned in section 5.13 is essentially cosmetic and would not effectively improve the outlook. In short, the new building would present a bad and overbearing outlook and would cause significant loss of light (both sunlight and general light).

Privacy is another area of concern. The proposal document is erroneous in suggesting that there are only four windows – in fact the plans show six. Four would have Obscura Glass, but it is suggested that the two on the attic floor would be roof lights. However, unless none of the windows can be opened, our privacy would be compromised. Moreover, the drawings seem to indicate that the roof lights would not be at a high level, and would consequently permit invasion of our privacy. Since there is already one material error in this section, we would like assurance that the roof lights would be placed sufficiently high in the roof to ensure our property could not be overlooked. Similarly, we would also like assurance that none of the windows could be opened in such a way as to permit our property to be overlooked. We would expect such assurances to form part of the plans and in restrictive covenants placed on any occupants.

The fact that the proposed development caters for 21 parking spaces (I think section 3.2 is in error – 14 + 7 = 21 not 22) must inevitably increase the noise etc arising from vehicular movements. Additionally, the fact that there would be 14 dwellings as against the current two must add to the noise and disturbance quotient. Statistically, people are likely to be arriving and departing at all times of the day and night and, in their enjoyment of the properties, may have lifestyles which span the early hours of the morning. We have no experience of such situations, but would presume the planning authorities would be able to estimate the disturbance factor and allay (or otherwise!) any fears on that score.

Much of section 5.15 is clearly arguable, and, in our opinion does not protect the residential amenities of the neighbouring properties. Nor does the appearance and layout fit within the context of the existing attractiveness of Rectory and Glebelands Road. We cannot agree with section 5.16 and would hope and expect that planning permission would **not** be granted for the proposed development.

Sewers:

We believe that the current sewage arrangements would not support the development. We think that the existing sewer is not a main sewer and are concerned that, since our waste (along with number 5 Glebelands road etc) feeds into number 1 before entering (presumably) the main sewer in Rectory

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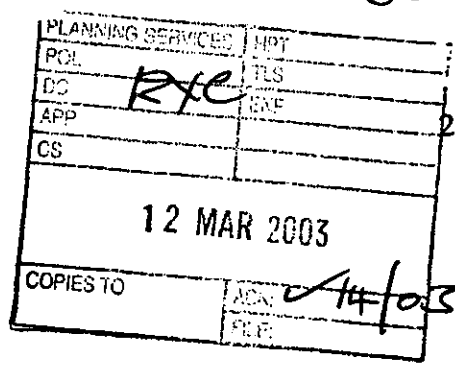


Mrs A Lewis
27 Tamarisk Rise
Wokingham
Berkshire
RG40 1WG

11 March 2003

Dear Ms Circuit/ Ms Odell

F/2003/8358 – 4, 6 and 6a Glebelands Road, Wokingham – Emy Circuit
F/2002/7745 – 24 Rectory Road and 1 Glebelands Road, Wokingham – Emy Circuit
F/2002/8188 - 44 Rectory Road, Wokingham – Angela Odell

The planning applications above all require the demolition of the existing properties with the replacement of 22/16, 14 and 8 flats/apartments respectively.

In considering acceptance of these proposals it is important to consider the overall dynamics of these changes.

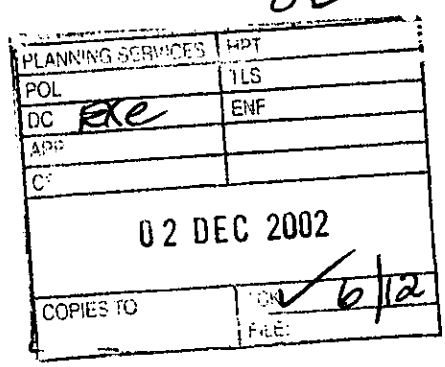
1. Rectory and Glebelands Road are arguably two of the more prestigious Roads in Wokingham, where esteemed accommodation close to the town centre is few and far between, do we as a town want to restrict wealth coming into the area.
2. The original six buildings, would arguably have six families occupy these residences, however the replacement buildings would increase the population in the town centre, a minimum of 60 with sole occupancy, maybe as many as 120 with duo residency.
3. The 38 dwellings/flats, consist of elderly "affordable accommodation" residences with a minimum age of 55, although there would be no impact on schooling, the medical / welfare requirements would substantially increase in the immediate area.
4. Arguably the increased residency would **further** congest the traffic through and around the town centre.
5. The properties that have to be demolished to make way for the flats appear to be of sound quality and are aesthetically in keeping with the value and standing of the other properties in this area.
6. Subsequently the removal of these grand larger house will probably have the knock on effect of the remaining neighbouring larger houses going in the same way, by overall value and desirability of these remaining neighbouring houses falling.

Yours sincerely

Amanda Lewis (Mrs)

cc. Mrs Marian Robertson, Norreys Ward, Wokingham

OBR



9 Barkhart Drive

Wokingham, RG40 1TW

29th November, 2002

Dear Sir,

Planning Application – F/2002/7745

With reference to the above application we would like to submit our objections to the plan. The site of the planning application is on a very busy junction – Glebelands Road/Rectory Road and twenty-four flats with associated vehicles would only add to the congestion that already exists in this area at peak times.

We have very heavy traffic coming through Milton Road, up Glebelands Road and down Rectory Road, and the area cannot cope with even more. The area is already high on the Council's list of 'high pollution areas' due to traffic.

We live in the town area as you can see, and we try to leave our car at home and walk into the town, but the situation is getting really bad and at times we literally take our lives in our hands when walking!

We appreciate that there is a need for affordable housing in this area, but to allow more expensive flats will not be helping the situation. Developers/Estate Agents seem intent on buying up houses to erect highly priced flats in their place. We are aware that similar ideas for similar developments are being considered in the area around us - there seems no end to it.

We hope you will refuse this application.

Yours faithfully,

D. Saunders

Dorothea and Clive Saunders

Planning Officer
Wokingham District Council
Shute End
Wokingham

Recd 10.30 AM 26.11.02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7745. (Case Officer:Emy Circuit)

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 SUPPORT	POST
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26 NOV 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.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

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COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: Mr. D.L.A. and Mrs J. HOOPER

YOUR ADDRESS: (if these details are incorrect please amend)
7 GLEBELANDS ROAD
WOKINGHAM
Berkshire
RG401DY

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: Our greatest objection concerns the very concept of this monstrosity: it completely ruins the style, ambience and attraction of this part of Wokingham. Owners of surrounding properties have worked long and hard to afford residences here and this agreeable area is now threatened in the most ugly way. High density, noise, increased traffic and disturbance from these 44 flats would all contribute to the annoyance, worry and utter rejection we

Continue over the page if more room required

By hand · 2:45pm 21/11/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7745. (Case Officer:Emy Circuit)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

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LOSS OF VIEW OVER OTHER LAND.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

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21 NOV 2002

22/11

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: S.T.P. KEELY.

YOUR ADDRESS: (if these details are incorrect please amend)
5 GLEBELANDS ROAD
WOKINGHAM
Berkshire
RG401DY

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: HIGHWAY SAFETY - Rectory Rd. is currently extremely busy at peak times with business cars industrial lorries & vans, domestic & school buses, bicycles & pedestrians. The width of the road is restricted due to car parking local to the police station & bunching is created by cars exiting from Waitrose & merging at the traffic lights where large Waitrose articulated container turn right.

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PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7745. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES	RPT
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26 NOV 2002	
COPIES TO	✓ 28/11

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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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

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COMMENTS ON APPLICATION: F/2002/7745

YOUR NAME: John Tims.

YOUR ADDRESS: (if these details are incorrect please amend)
1 ORCHARD PLACE RECTORY ROAD
WOKINGHAM
Berkshire
RG401DW

PLEASE RETURN YOUR COMPLETED FORM TO:

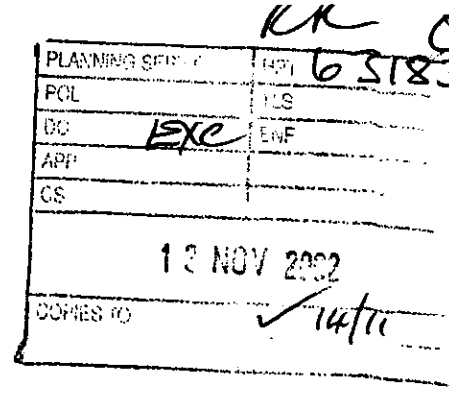
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I object to this application:- (1) HIGHWAY SAFETY. Rectory Road is already a an extremely busy road made unavoidable by the lack of any other road initiatlike on the councils part. The additional traffic movements from this proposal will worsen this problem. Although parking is proposed it never takes account of more than 1 car per flat this ignoring the reality of 2 cars per flat + visiting cars so we will end up with Rectory Road &

P.T.O

Continue over the page if more room required



9, Cedar Close
Wokingham
RG40 1EA.

Proposed planning permission A.N .F/2002/7745. 13 .11.2002.

Dear Emy Circuit.

As a driver and a pedestrian I would like to know what plans you have to negotiate with the builder of the proposed flats in Rectory / Glebelands Road ; to ensure that traffic calming plans are put in place.

Much of the traffic in Rectory Road has complete disregard for pedestrians, many of whom are elderly, within the last four months a woman was knocked down by a car, near to Suffolk Lodge..

Many of the cars jump the traffic lights and the cars turning left into Glebelands Road have little awareness of on coming traffic; any extra pressure put on these roads will need careful thought.

Yours sincerely

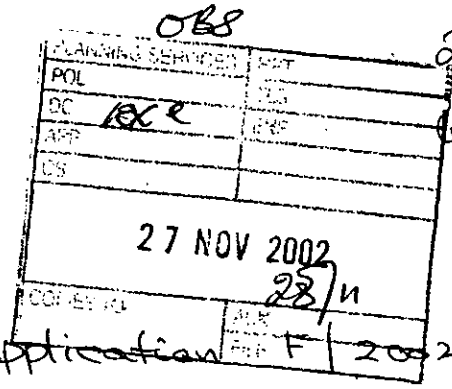
J. M. Baines.

JOAN BAINES

27.11.02

Tel: 978 1889

Mr P.J. Tyldesley
23 Glebelands Road
Wokingham RG40 1D



Dear Sirs

Re: Planning Application F 2002/7745.
Proposed erection of fourteen flats on Rectory/Glebeland Roads.

I am writing to state my objection to the above Planning Application for the following reasons:

- The unnecessary destruction of two detached quality homes.
- The three storey flats are incongruous with the large detached houses on the west side of Rectory Road and in Glebelands road, dominating adjacent properties and probably devaluing them.
- This proposed development is incompatible with WDC's Local Plan 2000, policy WBE12 "Green Routes". Both Rectory Road and Glebelands Road are designated "Green Routes". WBE12 states "The appearance of Green Routes will be protected ---- resisting development that would detract from the visual quality of these routes". A three storey block of flats will clearly detract from the visual quality of both roads involved.

cont over

Tel: (0118) 974 6448 (Direct Line)
Email: Denise.Gumbrell@wokingham.gov.uk
Date: 07 October 2003
My ref: **F/2002/7745**

WOKINGHAM UNITARY
Aiming for Excellence

The Owner / Occupier
3
ORCHARD PLACE RECTORY ROAD

WOKINGHAM
Berkshire
RG401DW

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 No: F/2002/7745
APPEAL BY: T A Fisher
SITE: 24 Rectory Road And 1 Glebelands Road Wokingham
PROPOSAL: Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

I am writing to inform you, that this appeal has been lodged with The Planning Inspectorate, and will be dealt with by means of written statements by the appellant and the Council.

Comments already made, following the original application for planning permission, will be forwarded to the Planning Inspectorate.

If you wish to make further representations, you should, if possible, **send three copies** to Mrs M Pocock, The Planning Inspectorate, Room 3/03, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Please quote reference **APP/X0360/A/03/1125972**. Comments received after **11/11/2003** will not normally be seen by the Inspector & will be returned.

Documents relating to this appeal may be inspected in the Environmental Services Department (Planning) at the Civic Offices, Shute End, Wokingham, Berkshire during office hours (08:30- 17:00 Monday to Friday).

A free booklet, "Guide to taking part in planning appeals" is available from this office.

If you would like a copy of the Appeal decision, please request one from Mrs Pocock at the Inspectorate.

Yours faithfully

Denise Gumbrell

Appeals Assistant



BERKSHIRE STRUCTURE PLAN 1991-2006

Incorporating Alterations adopted in August 1997





Babtie

Public Services Division

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

3.8 This approach is considered appropriate in view of :

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

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

The Overall Strategy

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

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

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

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

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

(v) **to conserve natural resources;**

(vi) **to minimise pollution;**

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

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

MAIN THEMES OF THE STRATEGY

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

Restraining Levels of Growth

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

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

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

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

LIMITING THE IMPACT OF DEVELOPMENT

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

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

SUSTAINING BERKSHIRE'S ENVIRONMENT

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

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

Sustainable Development

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

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

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

(ii) helping to conserve energy and water by means of layout, design, orientation and landscaping of buildings. Regard to these considerations can allow for the implementation of schemes benefiting from passive solar gain and/or combined heat and power/district heating systems (EN1);

(iii) using renewable rather than non-renewable materials, and materials requiring a low energy input for their production (W2);

(iv) minimising the risk of harm to human health and to the environment from noise, vibration, effluent, fumes and other pollution including gas arising from landfill sites. In accordance with advice in PPG23 'Planning and Pollution Control', local planning authorities will need to consult the appropriate pollution control authority (EN2, EN3, W1, W3, W5);

(v) minimising waste generation through re-using building materials where economically viable and appropriate, and separating all re-usable waste arising through development from demolition and construction. In considering proposals for recycling materials, including construction waste, it will be necessary to balance local concerns with the wider environmental benefits of recycling (LD2, W2);

(vi) locating land uses so as to minimise the need for travel, particularly by private vehicles, and increasing the opportunities for other less energy intensive forms of transport. For example, Policy H4 states that proposals for housing development should be satisfactorily located in terms of their relationship to employment opportunities and shopping and service facilities (LD5, H4, S4, R6, R7);

(vii) avoiding irreversible damage to the landscape, natural habitats or features of aesthetic, historic or scientific interest (C7-C9, EN4-EN10).

Recycling Facilities

4.6 The new Waste Strategy for Berkshire, incorporating the Waste Local Plan being prepared by the County Council, will encompass detailed policies for the provision of recycling facilities in new development.

Provision of Recycling Facilities

Policy LD2 **Major development and developments frequently attracting a significant number of people will be expected to make provision for appropriate recycling facilities.**

4.7 The above policy seeks provision (on-site or by contribution towards provision elsewhere) of recycling facilities which are appropriate in terms of their size, type and location to the development proposed. Except in the case of housing schemes, this provision will be related to the level and location of car parking provided in association with the development.

TRANSPORT REQUIREMENTS

4.17 In line with the County Council's intention to continue to develop an integrated approach to transport, it is important that the needs of all forms of transport are taken into account in dealing with proposals for development. Account also needs to be taken of:

(i) the aim of improving the overall level of safety on the transport network;

(ii) parking policies and standards; and

(iii) wider concerns to minimise traffic congestion which has adverse effects in the form of delay, air pollution, noise, visual intrusion and fuel consumption.

Transport Considerations in Dealing with Development Proposals

Policy LD5

In considering proposals for development, the requirements of all users of transport will be taken into account, including the needs of the mobility handicapped.

On and off-site provision of a standard appropriate to the nature and location of the proposed development and consistent with the integrated transport strategy needs to be made for :

(i) vehicular access and circulation;

(ii) parking;

(iii) public transport (including interchange facilities such as park and ride); and

(iv) facilities for pedestrians and cyclists.

Development will not be permitted where it is likely to give rise to serious problems of access, parking, road safety or traffic congestion.

Major development proposals should normally be located in areas which can be well served by public transport.

4.18 The distinction between major and small scale developments may vary in different parts of the County, but normally major developments will include those set out in paragraph 4.9 (i) to (iv).

INFRASTRUCTURE, SERVICES AND AMENITIES

4.19 Many of the concerns expressed in the past about development in Berkshire have been linked to the inadequacy of the supporting infrastructure, services and amenities. Rates of development reached their peak at a time when public spending was constrained. Consequently, there is today often little spare capacity in physical and social infrastructure in many parts of the County, while the ability of the public sector to fund new facilities remains limited. Thus it is important that landowners and developers should make appropriate provision for infrastructure, services and amenities made necessary by new development. In general, the costs will be offset against the development value of the land.

Provision of Infrastructure, Services and Amenities

Policy LD6 **Before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at the appropriate time so as to ensure the proper planning of an area.**

To this end local planning authorities may require contributions to be made by landowners or developers to provide additional infrastructure or facilities where they are :

(i) needed to enable development to take place;

(ii) directly related to the proposed development; and

(iii) fairly and reasonably related in scale and kind to the proposed development.

Local planning authorities may also require an acceptable balance of uses in mixed development or the implementation of local plan policies for a particular area or type of development. Where appropriate, any amenity or resource lost or damaged as a consequence of development should be offset by new provision elsewhere either on or off-site.

4.20 The County Council has produced jointly with the district councils a guide[1] for developers which sets out the general service standards that will be applied in considering the adequacy of any proposal. Account will also be taken of any spare capacity in the existing provision of facilities and services in an area and specific requirements and programmes set out in other policy documents such as local plans, development briefs and the Transport Policy and Programme.

4.21 The guide itself has been drawn up in the light of Government advice (DoE Circular 16/91) and includes references to the provision of public open space and to community facilities such as schools, libraries and halls, as well as to the physical infrastructure required for development to be implemented. This document will be updated on a regular basis. Legal agreements will be sought in appropriate instances to cover the provision of specific services and facilities related to the proposed development.

---

1 *Infrastructure, Services and Amenity Requirements for New Development in Berkshire*

4.22 In addition to the County and district council services the requirements of other agencies, including the National Rivers Authority, the water companies and health authorities, will need to be taken into account in considering development proposals.

4.23 In considering any legal agreement, local planning authorities will need to consider not only whether the scale of provision is adequate, but also whether the timing of provision meets the needs likely to be generated.

Water Resources

4.24 While it may be possible to identify how additional infrastructure for water, sewerage and sewage disposal may be provided, it will be important to look at the wider environmental consequences of such additional facilities. The County Council is particularly concerned that :

- discharges into rivers are strictly controlled to ensure the maintenance of water quality; and
- water resources are not depleted to the extent that they have an unacceptable impact on river flow, water quality, amenity and nature conservation.

Development and Water Resources

Policy LD7 **Proposals for development will only be permitted where existing water resources are adequate, or where they can be augmented in time to support the proposed development without adversely affecting existing water resources, water quality, amenity or nature conservation.**

4.25 These issues will be considered in consultation with the National Rivers Authority and the appropriate water companies.

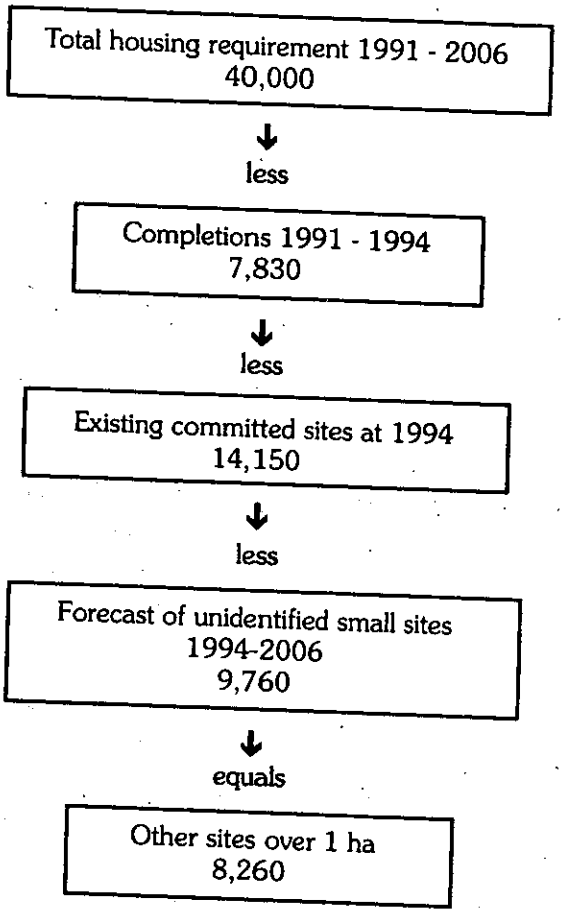
4.26 The County Council considers that local planning authorities should be satisfied that adequate resources are available before development is permitted and that where resources need to be augmented, this can be undertaken without any significant adverse environmental effects.

BENEFITS TO THE WIDER COMMUNITY

4.27 As well as minimising the impact of development and remedying the consequences of any unavoidable damage, the County Council considers that it is important to enhance the environment of Berkshire and to further other policies in the Structure Plan wherever appropriate opportunities arise.

Development and Benefits to the Wider Community

Policy LD8 **In considering proposals for development, opportunities will be sought for securing environmental improvements and other benefits both on site and in the surrounding area.**



7.35 The figures shown for individual components of the housing provision are not rigid policy targets. They are indications of the scale considered likely with the housing requirement for the County set out in Policy H1. If subsequent investigations reveal, for instance, that more or less unidentified small sites can be expected, then the total coming forward from other sites over 1 ha will have to vary accordingly.

7.36 Planning applications for housing development, whether above or below 1 ha, should also be considered in relation to policies concerned with ensuring proposals are acceptable in terms of factors such as environmental impact, sustainability, access and low-cost housing. These are set out in the policies below and elsewhere in the Plan.

THE ACCEPTABILITY OF DEVELOPMENT PROPOSALS

7.37 In considering whether individual housing proposals (including both local plan proposals and planning applications) should be accepted, particular account should be taken of policies in Chapter 4 'Limiting the Impact of Development' and the aims of sustainability and addressing local needs referred to in the overall strategy (Policy OS1).

Assessment of Development Proposals

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

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

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

Development Within Settlements and Redevelopment/Change of Use

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

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

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

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

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

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

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

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

Other Housing Development Outside Settlements

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

Slough

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

LOSS OF HOUSING

7.45 Development proposals which would result in the loss of housing may require local planning authorities to countenance the release of further housing land, possibly on "greenfield" sites. Therefore, the County Council is concerned that there should be no avoidable loss of housing.

Development Proposals Involving the Loss of Housing

Policy H6 **Proposals for redevelopment or change of use resulting in the loss of residential accommodation will normally receive favourable consideration only if they replace at least the number of dwelling units lost.**

7.46 There may be limits on the increase of residential units in the Green Belt. This is set out in Policy C4. In implementing Policy H6, local planning authorities will have regard to local housing needs.

WIDENING THE CHOICE OF HOUSING

Low-Cost Housing

7.47 The County Council is concerned about the increasing difficulties of securing access to low-cost housing throughout Berkshire.

7.48 The main indicators of the scale of the problem are district council housing waiting lists and the numbers of households accepted as homeless in the County. Relatively low levels of public sector housebuilding and the sale of council houses has meant that the needs of only some of the households on these lists can be met. The County Council also recognises that there is a problem of access to housing for groups such as single-worker households, young people, and many essential workers in service and other industries on below-average incomes who do not appear on, or qualify for, the above lists.

7.49 Although a full response to this problem will require appropriate initiatives in national fiscal and housing policies, the County Council considers that planning policies (at the strategic and local level) can also make a valuable contribution. This is supported by the DoE's Planning Policy Guidance Note 3, "Housing" which recognises that a community's need for affordable housing is a material planning consideration.

7.50 The following policies provide a strategic framework within which the district councils can allow genuine low-cost housing schemes for sale or rent to provide homes for those whose incomes are insufficient to enable them to acquire accommodation on the open market.

Provision of Low-Cost Housing

Policy H7 **To help meet anticipated needs across the County, an appropriate proportion of each District's housing provision in Policy H2 should be low-cost housing of various tenures to meet the local housing needs of those whose incomes do not permit them to obtain accommodation on the open market.**

7.51 Although it will be up to the district/borough councils in consultation with the County Council to determine the appropriate provision of low-cost housing in their areas following assessments of local needs, the County Council considers that as a starting point at least 20% of all dwellings granted permission in each district should be for low-cost housing. In some districts this proportion may be substantially higher. It would also include those sites identified as suitable for residential development in the commitments base which have not yet gained planning permission. It would effectively double past rates of completion of low-cost housing and represent an achievable goal which would make an effective contribution towards meeting local housing needs.

7.52 A figure of 20% should not be treated as a maximum for individual districts or particular sites. It will be the responsibility of the district councils to define precisely the level to be regarded as low-cost, both across the district as a whole through the local plan process and on individual sites. In addition, the district councils will have to define "local needs". These could include :

(i) existing residents needing separate accommodation;

(ii) people whose work provides important services and who need or wish to live in the area;

(iii) people wishing to live in the area who have local links (eg relatives);

(iv) people on council housing waiting lists or who are accepted as homeless;

(v) special or minority groups such as the elderly, the handicapped, the single homeless or ethnic minorities, which fall outside the above categories but are disadvantaged in the housing market.

7.53 In assessing these needs, close links will be required with the housing strategy statements produced by the district councils as housing authorities.

7.54 Although the County Council will support the provision of all types of low-cost housing, (as defined within Policy H7), it is recognised that those in greatest need will generally require low-cost rented property. Such schemes will generally be managed by housing associations or district councils.

Low-Cost Housing in Rural Areas

7.55 In rural areas, the County Council recognises that it may sometimes be necessary to allow exceptions to restraint policies so as to facilitate schemes for low-cost housing for sale or rent to meet local housing need.

Low-Cost Housing to Meet Local Needs in Rural Areas

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

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

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

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

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

Type of Housing

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

Variety of Housing

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

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

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

6 ENVIRONMENT AND CONSERVATION

MAINTAINING ENVIRONMENTAL QUALITY

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

The Environment of the Built-up Areas

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

Protection and Enhancement of the Environment of Built-Up Areas

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

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

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

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

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

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

6.3 In order to secure improvements in the environment of built-up areas, local plans will need to include guidelines on a wide range of matters raised in the policy. Particular public concerns have been raised about the quality of design in new development and about increased densities in the built-up areas. While the latter may help reduce the need for travel and minimise the loss of open countryside, it may also lead to problems of congestion, loss of tree cover and open land, and deterioration in environmental quality in established neighbourhoods.

6.4 Policy EN1 is intended positively to encourage appropriate regeneration in line with Government guidance. It is not proposed that appropriate changes of use of buildings should be restricted whether they are currently vacant or not. Derelict land which has been the subject of contamination may be appropriate for redevelopment, but only if there is no danger created for the new use of the site or through the transport and re-deposit of contaminated matter on a site elsewhere.

Environmental Nuisance

6.5 Certain kinds of development can give rise to nuisance which can affect occupiers of buildings, passers-by or those using outdoor space. There is a need to prevent new problems from arising, and to limit or reduce the nuisance from existing sources. The impact of nuisance may in some circumstances be limited by curbing development in areas affected, and this is appropriate where (as is the case for aircraft noise) little can be done to reduce the nuisance in the short term.

Protection from Environmental Nuisance

Policy EN2 **Development should not give rise to unacceptable levels of noise, smell, dust, fumes, light or noxious emissions affecting areas beyond the site boundary, or to unacceptable levels of air or water pollution. In addition, uses sensitive to disturbance such as new houses, schools and hospitals, should not be located in areas already subject to unacceptable levels of these environmental nuisances.**

6.6 In areas affected by high levels of noise, development should be designed to minimise the nuisance caused to future occupants. Unacceptable levels of environmental nuisance will be defined through the local plan process and by building upon studies such as the County Council's State of the Environment Report. The County Council has also recently published environmental noise planning guidelines to assist with the implementation of Policy EN2 and to help co-ordinate a standardised approach across the County.

Flooding

6.7 Most of Berkshire's rivers have an associated floodplain which is essential for both flood flow and storage. Development within the floodplain would reduce the storage capacity and impede the flow of water, thereby increasing the risk of flooding elsewhere. Therefore in areas at risk from flooding new development or the intensification of existing development will be resisted. It is also necessary to ensure that the surface water run-off from any new development does not exacerbate flooding or drainage problems elsewhere.

Reducing the Risk of Flooding

Policy EN3 **Development should not be located in areas liable to flood if it would be likely to:**

(i) inhibit the capacity of the flood plain to store flood water; or

(ii) impede the flow of flood water; or

(iii) increase the risks to life or property arising from flooding.

In addition, proposals which would increase flood risk elsewhere as a result of additional surface water run-off will be resisted unless adequate surface water balancing facilities are provided.

6.8 Areas liable to flood include those which have at any time been affected by flooding, or which form part of a river flood plain. At sites suspected of being at risk of flooding but for which precise recent flood risk information is unavailable, a technical assessment of the flood risk may be required to demonstrate compliance with the requirements of this policy. Policy EN3 covers intensification of existing development and the raising of land.

PROTECTING PARTICULAR ENVIRONMENTAL INTERESTS

6.9 The protection of special landscapes and the rural landscape at large is dealt with in Chapter 5. Other policies for protection and enhancement of specific environmental interests are set out below.

Buildings of Special Character and Interest

6.10 Legislation provides for the protection of statutorily listed historic buildings from demolition or unnecessary or over-radical change. Other buildings of local importance may also warrant retention as part of development schemes. There is a need to ensure that subject to other policies in this Plan, historic buildings can have a use which justifies or funds their upkeep.

Development Proposals Related to Buildings of Special Character and Interest

Policy EN4 **Listed buildings and buildings in conservation areas will be protected from demolition, inappropriate alteration and other adverse change. Proposals affecting these buildings and other buildings of special architectural or historic interest should conserve their historic fabric and character, preserve or enhance their settings, provide appropriate uses and ensure adequate standards of maintenance and repair.**

Provision for Pedestrians

Policy T2 **Walking will be encouraged by improved accessibility, security, safety and environment. Account will be taken of the need for convenient and direct pedestrian routes in considering proposals for all new development and in connection with the provision of any new transport infrastructure.**

10.10 In consultation with district councils, the County Council will seek to promote the role of walking, and provide effective pedestrian access, safety, security, convenience and comfort for all short trips, with particular regard to the requirements of people with disabilities.

10.11 The County and district councils will continue to promote the provision of pedestrian routes away from traffic. In particular, in town and other urban centres, the County Council will favourably consider proposals for pedestrianisation, provided adequate access, safety and environmental conditions can be maintained for all users, including users of public transport, and people with disabilities.

CYCLISTS

10.12 In the context of rising travel demand the bicycle is seen as increasingly important in providing for short to medium length journeys and as an integral part of longer multi-mode journeys, especially by rail.

Provision for Cyclists

Policy T3 **Cycling will be encouraged and choice for cyclists increased by improved accessibility, security, safety and environment. Appropriate new development, as well as highway and other transportation facilities should provide for the particular needs of cyclists.**

10.13 Implementation of an integrated transport strategy includes the development of networks for cyclists, links with public transport services, and the provision of secure cycle parking. In consultation with the district councils and local cycling organisations, the County Council will work to promote the role of cycling and provide special facilities.

10.14 The County Council is continuing to develop and implement its programme of cycleway proposals and has been successful in achieving considerable external funding for these schemes, allowing an enhanced programme to be maintained. The Council also incorporates the provision of appropriate cycleway facilities within all major road schemes. A guide to the planning, design, construction and maintenance of cycle facilities called "Cycling in Berkshire" was published in May 1992.

10.15 Given the potential for increased cycle use (the overall target is to achieve a threefold increase in the number of urban cycling journeys over the next 20 years), the County Council is drawing up a cycling strategy which seeks to fill the gap between the broad provisions of the Transport Plan and the more detailed guidance set out in 'Cycling in Berkshire'.

10.16 Cycling is also important as a leisure activity and there is a growing demand for leisure routes, such as the Round Berkshire Cycle Route. Where acceptable in environmental terms, such facilities can provide safe and interesting routes that can be traversed as a whole, or in part.

PUBLIC TRANSPORT

10.17 Within an integrated approach, the vital role of public transport as an alternative to the use of the private car is recognised. The County Council will actively support measures to improve the efficiency, reliability and public perception of these largely commercially provided services. Implementation may involve providing additional highway, junction, and parking capacity which either directly or indirectly enables road space to be reserved for public transport or encourages transfer to public transport.

Encouraging the Increased Use of Public Transport

Policy T4 **The County Council will encourage the increased use of public transport as a viable alternative to the private car by measures to increase accessibility, help meet the special needs of the mobility handicapped, enhance penetration, and improve the attractiveness, frequency and reliability of bus and rail services. Proposals for the layout of development areas or major transport schemes should make provision for public transport by providing access to existing services/facilities, by positive measures to encourage new services and/or by the provision of new facilities.**

10.18 Progress towards meeting the objectives in Policy T4 will be measured by developing area-specific modal share targets. As part of its policy to encourage the use of public transport the County Council will :

(i) seek greater efficiency and reliability of bus services by the introduction of priority and other traffic management measures, by improved enforcement, and by maintaining close liaison with bus operators;

(ii) encourage the use of railways by seeking the improvement of services and facilities, including those serving new development, and by maintaining close liaison with Railtrack and the train operating companies. The County Council supports in principle any proposals for the electrification of railways in Berkshire. It will alsoinvestigate with Railtrack and the train operating companies the potential for new stations in the County, including stations in association with proposed new development;

(iii) investigate, in conjunction with the operators and other interested parties, the potential for new public transport services and/or facilities to serve both new and existing development, and will, in appropriate circumstances, seek contributions towards the provision of facilities and the implementation of services. Where areas of development are being phased or where adjacent areas are likely to be developed at a later date, it will be essential to consider the longer term potential for the extension/provision of services and this will need to be addressed through the Transport Plan, local plans and the development control process;

(iv) seek to ensure that appropriate provision is made for taxi services through traffic management measures;

Private Car Use

Policy T5 **Within the constraints imposed by highway capacity and the objectives of the integrated transport strategy, the maintenance and improvement of standards of transport by private car will be sought where practicable. In the urban areas demand for private car use will be restrained, especially at peak times, through traffic management, parking controls and other appropriate measures.**

10.24 It is also the County Council's intention to encourage through publicity and liaison with appropriate organisations the more efficient use of the private car through such measures as car sharing and flexible working hours (see paragraph 10.7).

10.25 The Transport Plan defines areas to which restraint will be applied and the form(s) that it will take. The Plan also incorporates measures to ensure that where restraint to private car use is being proposed, adequate alternative modes of transport must either be available, or be likely to be made available in the near future, to provide choice for the travelling public.

10.26 Appropriate controls on the use of the private car may also be necessary in villages and other rural settlements to minimise environmental impact and to help improve road safety.

CAR PARKING

10.27 The control of the provision, availability and pricing structure of off-street car parking, together with the enforcement of on-street parking regulations, can help influence the attractiveness of car use in comparison with other means of transport. Accordingly, the County Council will encourage and support the development of parking strategies by the district councils and others to act as an implementation guide in urban areas. Through the Transport Plan the County Council will adopt revised parking standards and include them in reviews of the Berkshire Design Guide.

10.28 The implementation of appropriate standards for the provision of parking spaces within new development will need to take account, not only of demand, but also of the capacity of the highway network and the availability of alternative modes of transport. It will need to reflect the differing needs of large urban areas, the smaller towns and the rural areas. The parking standards for each area will be considered in consultation with the district councils, and developed in detail in local plans.

10.29 The district councils and the County Council will need to ensure that the provision of on-street parking is strictly controlled to avoid encouraging car penetration of areas that can be best served by public transport, and to ensure that available highway capacity and road safety is not prejudiced by vehicles parked on-street. The development of an integrated transport strategy will require a balanced approach to the provision of parking that will provide necessary spaces but not an over-supply to the detriment of other forms of transport.

Control of On-Street and Off-Street Parking

Policy T6

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

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

TRAFFIC MANAGEMENT AND ROAD SAFETY

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

Traffic Management Measures and Road Safety

Policy T7

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

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

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

10.34 The County Council will control the use of heavy goods vehicles by traffic management measures so as to encourage the bulk of such traffic onto the strategic road network or other approved routes, thereby minimising the environmental impact. The need to introduce time controls to limit access for service vehicles will also be considered.

10.35 Wherever possible, traffic management measures will be self-enforcing. The County Council, in co-operation with the police and with the district councils, will seek ways to ensure that the effective enforcement of traffic regulatory measures is achieved for the overall benefit of all road users and local residents. In particular, physical traffic calming measures will be used to resolve persistent road safety problems or environmental concerns following area-wide traffic management studies.

FREIGHT

10.36 Freight transport, although potentially environmentally intrusive, is essential to the economic prosperity of the area.

Freight Transport

Policy T8 **Development which facilitates the transfer of freight from road transport to other modes, such as railway sidings, will be encouraged subject to environmental and wider transport considerations.**

10.37 The maximum use of rail for freight haulage will be encouraged, including the take up of grants for freight facilities under Section 8 of the Railways Act 1974, provided that any resulting road distribution operations can be satisfactorily accommodated on the highway network.

Provision of Facilities for Commercial Vehicles

Policy T9 **The provision of facilities for commercial vehicles, such as lorry parks and depots for the transfer of goods, will be encouraged where they are located on or are easily accessible to the strategic road network, subject to an assessment of the need for a proposed facility and environmental and wider transport considerations.**

10.38 District councils should consider, in preparing their local plans, the need for and location of :

- facilities for the trans-shipment of goods to smaller vehicles for deliveries within sensitive areas;
- lorry parks and overnight facilities for lorries and drivers.

These facilities should be on or easily accessible to the strategic road network and should not prejudice countryside and environmental policies.

SOUTH EAST AREA LOCAL PLAN

Adopted 15 April 1994

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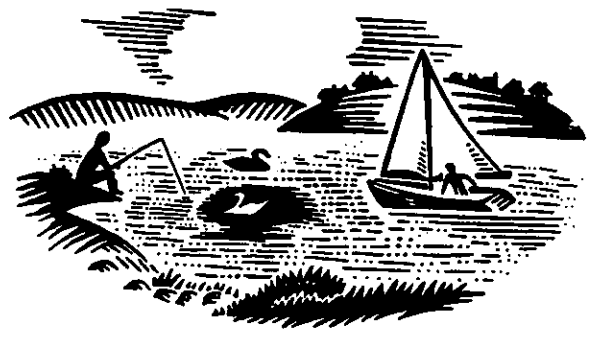
1.9 PUBLIC & COMMUNITY SERVICES



INTRODUCTION

1.9.01 The provision of adequate public and community services is essential to satisfactory development in the Plan area. The policies and proposals of this Local Plan should assist the many agencies involved in the provision of public services (water, electricity, gas, telephone, sewerage and sewage disposal, health, education etc) by identifying where development is likely to take place and what its scale will be.

1.9.02 A major concern of both existing and new residents in the Local Plan area in recent years has been that the dramatic rate of new development has not been matched by the concurrent provision of services. In general those services directly related to new developments, water supply, sewerage, electricity etc have been provided, though there has been a problem with sewage treatment facilities causing river pollution and noxious odours. It is other services such as local shops, recreation space and community buildings which are not essential in functional terms which have not kept pace with development. At the same time demographic factors have reduced school populations in established areas and allowed children from new developments to attend existing schools and consequently reduce the school building programme proposed for the development areas. In some cases this means much longer school journeys for pupils and reduces the opportunity for schools to act as a focus for the community.

1.9.03 The concern about the lack of, or inadequate provision of, community services is one of the factors that has led to the Replacement Structure Plan for Berkshire seeking to slow the rate of development throughout the County. This Local Plan area has seen considerable development in the past 10 years, much of it at Woosehill and at The Rides, and though the rate of development envisaged in this Plan is slower it remains substantial.

1.9.04 As a land use document this Local Plan can only make a limited contribution to the solution of service problems. However what it can do is:

a) provide some certainty of direction and volume of growth to guide the capital programmes of providing authorities;

b) identify needs for community services both in existing and new developments and ensure that land is reserved from their development to accommodate them;

c) ensure in new development that the services required to service it are provided concurrently with the development by the use of phasing schemes.

1.9.05 The functions embodied in a) and b) above are found elsewhere in the Plan, in the case of b) largely in the locally based proposals in Part 2. The Replacement Structure Plan for Berkshire does not deal adequately with the

need for comprehensive plans for infrastructure to be prepared for the major new development sites identified in that plan. It is desirable for the provision of services to be considered in relation to any development, large or small, and for the provision of services appropriate to the development to be linked with it. This will involve, in appropriate cases, the provision of land for built and open space facilities at no cost to the appropriate authority, and/or contributions in full or in part to the construction of new facilities or the extension or enlargement of existing facilities.

❖ *SPS1 PHASING OF SERVICES IN NEW DEVELOPMENTS*

WHERE DEVELOPMENT WHICH IS ACCEPTABLE IN PRINCIPLE UNDER THE POLICIES OF THIS PLAN GIVES RISE TO THE NEED FOR THE PROVISION OF NEW PUBLIC AND COMMUNITY SERVICES, PERMISSION WILL NOT BE GIVEN UNTIL THE DISTRICT PLANNING AUTHORITY IS SATISFIED, BY SEEKING A LEGAL AGREEMENT WHERE NECESSARY, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF AND DIRECTLY RELATED TO THE DEVELOPMENT IS CAPABLE OF BEING AND WILL BE PROVIDED AT THE APPROPRIATE TIME IN THE DEVELOPMENT PROCESS.

UTILITIES

1.9.06 There is a need to ensure the economic planned provision of water, electricity, gas and telephone services in the area to meet the overall demands for future development. It is not anticipated that the provision of these services will pose significant difficulties within the Plan area, unless there are significant changes in the characteristics of supply and demand, as the Plan's proposals seek to keep new development either within or immediately adjoining the main built-up areas of the settlements where these services are available. Further consideration will need to be given to the provision of these services at the stage of detailed proposals. The views of the providing bodies will be sought on development proposals as appropriate.

FOUL AND SURFACE WATER SEWERAGE

1.9.07 The District Council as agent for Thames Water is responsible for foul and surface water sewerage. For all new connections for domestic purposes, the developer will be required to pay a flat rate infrastructure charge as a contribution towards the cost of providing additional capacity in the general sewerage system, including treatment, as a consequence of his development. The developer will also be required to meet the cost of requisitioning any new sewers necessary to convey foul and surface water from the development into the existing sewerage system together with a connection charge for each premises connected. It will be necessary to ensure that sufficient time is allowed for the completion of infrastructure provision prior to occupation at all phases of development. Thames Water is consulted by the District Council on relevant planning applications so that it has the opportunity to satisfy itself that adequate sewerage and treatment facilities are or can be made available to serve the proposed development.

FLOODING AND THE WATER ENVIRONMENT

1.9.08 The National Rivers Authority (NRA) established by the Water Act 1989, seeks to maintain and where practicable, to restore the natural washlands of rivers and to reduce the danger of flooding. The NRA also advises on (and has limited powers for) the control of development in flood risk areas to ensure that satisfactory safeguards are provided for the limited development which can be allowed within the floodplain. Works in, under, over and adjacent to watercourses are also of concern needing to be properly evaluated to receive any necessary statutory consents due to the sensitivity of watercourses to drainage works.

1.9.09 New development in this area can cause flooding, pollution and erosion of areas located downstream, outside the district. Conscious of this effect, the District Council will seek the views of the NRA Thames Region and those of adjacent Boroughs for any proposals in its area which appear likely to have significant adverse surface water run-off consequences prior to the granting of planning permission. This will allow appropriate measures as defined by the Council to be taken to alleviate any increased risk of flooding downstream from the development. Accordingly development will be restricted in areas liable to flood and in locations which would result in an increased flood risk in areas downstream.

❖ SPS2 RESTRICTION OF DEVELOPMENT IN FLOOD AREAS

DEVELOPMENT ON AREAS SUBJECT TO FLOOD RISK WILL BE RESTRICTED TO THOSE USES WHICH WILL NOT BE SERIOUSLY AFFECTED BY OCCASIONAL INUNDATION, AND WHICH WILL NOT SIGNIFICANTLY REDUCE THE CAPACITY OF THE AVAILABLE WASHLAND AND WILL NOT IMPEDE THE FLOW OF FLOOD WATER.

❖ SPS3 NEW DEVELOPMENT IN FLOOD AREAS

IN AREAS LIABLE TO FLOOD THERE WILL BE A PRESUMPTION AGAINST:

(A) NEW DEVELOPMENT, INCLUDING THE EXTENSION OF EXISTING PROPERTIES WITH GROUND COVERED AREAS GREATER THAN 100 SQUARE METRES, AND

(B)THE RAISING OF THE LEVEL OF LAND

WHERE THIS WOULD BE LIKELY TO:

(A) MATERIALLY IMPEDE THE FLOW OF FLOOD WATER,
(B) INCREASE THE RISK OF FLOODING ELSEWHERE, OR
(C) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK,

UNLESS SCHEMES FOR FLOOD RELIEF AND/OR COMPENSATION HAVE BEEN AGREED BY NRA-THAMES REGION AND THE DISTRICT COUNCIL.

❖ SPS4 SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT NORMALLY BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN AREAS DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED WHICH IS LIKELY TO INCREASE THE RISK OF FLOODING, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE NRA.

❖ SPS5 WORKS AFFECTING WATERCOURSES

THE COUNCIL WILL SEEK TO ENSURE THAT ALL WORKS IN, UNDER, OVER AND ADJACENT TO WATERCOURSES RECEIVE ANY NECESSARY STATUTORY CONSENTS AND ARE APPROPRIATELY DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH REGULATIONS.



PUBLIC RUBBISH DUMP

1.9.10 The need for a public rubbish site in the Wokingham area has been established for some years. Existing facilities are available in south Reading and at Bracknell and it is thought

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

DEFINITION OF IDENTIFIED SETTLEMENTS

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



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

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

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

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

(iii) be physically and socially cohesive.

On this basis the following policy is put forward.

❖ STV1 'IDENTIFIED SETTLEMENTS'

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

WOKINGHAM
FINCHAMPSTEAD NORTH
PINEWOOD
FINCHAMPSTEAD
BARKHAM HILL

LIMITING THE SPREAD OF DEVELOPMENT

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

❖ STV2 DEVELOPMENT IN RURAL AREAS

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

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

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

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

(D) MINERAL EXTRACTION,

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

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

(G) PUBLIC UTILITIES THAT CANNOT BE LOCATED ELSEWHERE,

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

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



development intrudes on the countryside, the provision of landscaping will be encouraged. The background work for this policy has involved carrying out a plan wide landscape survey which has included an assessment of the quality of boundaries to 'identified' settlements.

❖ STV4 ENHANCING SETTLEMENT BOUNDARIES

THE DISTRICT COUNCIL WILL SEEK TO RETAIN NATURAL BOUNDARY FEATURES WHICH EXIST AROUND 'IDENTIFIED' SETTLEMENTS AND ENCOURAGE THE STRENGTHENING OF BOUNDARIES BY NEW TREES AND HEDGEROW PLANTING WHERE NATURAL FEATURES ARE WEAK OR ABSENT. AND DEVELOPMENT IMPINGES ON THE COUNTRYSIDE. WHERE SUCH BOUNDARIES ARE FORMED BY WOODLAND OR TREES THE PROTECTION MAY TAKE THE FORM OF TREE PRESERVATION ORDERS.

1.1.12 Although there is a general presumption in favour of development within identified settlements, it is felt that there is a need to consider particularly carefully proposals for development within, but adjacent to, the boundary of the identified settlement where the settlement edge is fairly exposed due to land levels or limited natural screening and existing development is of a fairly low density. An intensification of the level of development through infilling, redevelopment or the additions of substantial extensions could result in the introduction of a hard urban edge close to the rural area.

❖ STV5 TRANSITIONAL AREAS

IN VISUALLY SENSITIVE TRANSITIONAL AREAS, AS DEFINED ON THE PROPOSALS MAP, THE DISTRICT COUNCIL WILL RESTRICT ADDITIONAL DEVELOPMENT, IN THE FORM OF INFILLING, REDEVELOPMENT AND EXTENSIONS TO A LEVEL APPROPRIATE TO PREVENT THE FORMATION OF A HARD URBAN EDGE TO SETTLEMENTS.

IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

1.1.13 In addition to the visually sensitive transitional areas and the more extensive open areas defined in Part 2 of the Local Plan, certain parts of some settlements have a distinctive character derived from the amount of open space and space about buildings. Often these spaces have a profuse amount of vegetation within them which is important in softening the urban environment. Whilst some settlements have isolated areas of this form of development the degree of concentration of development in older settlements tends to decrease with distance from the centre and there are open areas close to the boundaries which it is important to retain. Many of the important open areas within settlements are by their nature small and the local plan does not, therefore, define the areas to which the following policy relates. The application of the policy will be through the consideration of individual areas in the light of specific proposals.

❖ STV6 PROTECTION OF IMPORTANT OPEN AREAS WITHIN SETTLEMENTS

WITHIN THE IDENTIFIED SETTLEMENTS, DEVELOPMENT OF AREAS OF OPEN LAND INCLUDING GAPS IN ROAD FRONTAGES AND GARDEN AREAS WHICH SIGNIFICANTLY CONTRIBUTE TO THE CHARACTER OF SETTLEMENTS WILL NOT NORMALLY BE PERMITTED. ANY NEW DEVELOPMENT,

INCLUDING INFILL DEVELOPMENT WILL ONLY BE PERMITTED IF IT IS SYMPATHETIC IN SCALE AND CHARACTER TO THE ENVIRONS OF THE SITE.

ENVIRONMENTAL ENHANCEMENT

1.1.14 The District Council is keen to see enhancement of the environment throughout the plan area. Priorities for action are established in the following chapters but other opportunities will also be taken as they arise subject to the availability of funding and other resources where appropriate.

1.2 HOUSING



INTRODUCTION

1.2.01 In 1991 there were some 17,545 households in the Plan area of which about 86% were in privately owned accommodation, a further 8% in local authority property and the remainder in privately rented accommodation. The number of households in the Plan area is likely to increase given the take up of existing commitments, the development of sites proposed in this Plan and the trend towards smaller household sizes. In 1991 very few dwellings within the Plan area lacked one or more of the basic amenities. There are few houses in the Plan area which are unfit for human habitation or in serious disrepair.

1.2.02 The major development in the Plan area at Woosehill is now nearing completion. In accordance with the requirements of the Central Berkshire Structure Plan land was allocated for housing development at Glebelands Wokingham, Elizabeth Park Barkham, Eastheath Avenue Wokingham, north of Nine Mile Ride, west of Gorse Ride, and Hatch Ride/New Wokingham Road . These sites are now included within the built-up area. Other major housing commitments (at March 1992) in the Plan area are Keephatch Farm, Keephatch Road, and land at Oak Tree Farm, Pinewood.

1.2.03 Policy H1 of the Replacement Structure Plan for Berkshire states that provision will be made during the plan period (1984 to 1996) for 12,600 dwellings in Wokingham District. In order to ensure the existence of a five year land supply for residential development (in accordance with Planning Policy Guidance Note 3), sites have been identified for the period up to 1998.

1.2.04 Policy H2 of the Replacement Structure Plan does not allocate a main new area for housing provision in the plan area.

1.2.05 Policy H3 of the Replacement Structure Plan states that part of the housing provision will be by continued development in appropriate locations, through infilling, rounding off, redevelopment and the development of unused or vacant land within settlements. Sites over 0.4 hectares in size for this type of development are identified in Policy SH2 of this plan.

1.2.06 In recent years a significant amount of housing development has taken place on small plots of land (generally of less than one acre) which have not been specifically earmarked for house-building by the Planning Authority. Proposals for development, especially



on smaller sites; are brought forward in response to a variety of local circumstances reflecting individual opportunities and needs, and they arise in most of the built-up areas at one time or another. It is clear that the demand for this form of development will continue and recognition of such a demand is essential in any provision which is to be made for future development. Such development allows for an increase in the diversity of housing in a particular settlement area.

1.2.07 Only a proportion of the housing provision is met by the allocation of specific areas of land for development. The remainder is provided for through the inclusion of policies which allow some development to occur in the identified settlements on unidentified sites in response to needs and opportunities identified by landowners and developers. It is estimated that a further 781 dwellings will be provided in the District on such sites between 1992 and 1998. Details of the basis for this estimation are given in the Planning Fact Sheet: Housing, which is available separately from this Plan.

❖ SH1 HOUSING DEVELOPMENT ON UNIDENTIFIED SITES

WITHIN THE IDENTIFIED SETTLEMENTS RESIDENTIAL DEVELOPMENT IN THE FORM OF INFILLING, ROUNDING OFF AND REDEVELOPMENT, GENERALLY WILL BE CONSIDERED FAVOURABLY SUBJECT TO LOCAL ENVIRONMENTAL CONSTRAINTS AND OTHER PROVISIONS OF THIS PLAN. IN VIEW OF THE SENSITIVITY OF SUCH PROPOSALS AND THEIR POTENTIAL IMPACT THE PREPARATION OF A DEVELOPMENT BRIEF WILL NORMALLY BE NECESSARY IN BRINGING FORWARD SCHEMES ON SITES OVER 0.4 HECTARE. ON SITES OF OVER 0.4 HECTARE, AN ELEMENT OF AFFORDABLE HOUSING WILL BE SOUGHT IN ACCORDANCE WITH POLICY SH8.

IN INTERPRETING THIS POLICY, THE DISTRICT COUNCIL WILL PARTICULARLY WISH TO ENSURE THAT THE FOLLOWING CRITERIA (WHICH ARE AMPLIFIED IN OTHER POLICIES WHERE INDICATED) ARE COMPLIED WITH:

(A) THE PROTECTION OF OPEN AND WOODED AREAS, GAPS AND GARDEN AREAS WHICH ARE IMPORTANT TO THE CHARACTER OF THE SETTLEMENT CONCERNED (POLICY STV6 AND VARIOUS SPECIFIC POLICIES),

(B) NO SIGNIFICANT ADVERSE EFFECT ON THE CHARACTER OF THE AREA (POLICIES STV6, SBE1 & SBE2),

(C) NO SIGNIFICANT ADVERSE EFFECT ON SETTLEMENT BOUNDARIES AND THE SURROUNDING COUNTRYSIDE (POLICY STV5),

(D) NO LOSS OF PUBLIC OPEN SPACE OR RECREATIONAL FACILITIES (POLICY SR4),

(E) THE PROVISION OF ADEQUATE GARDEN AREAS, SPACE ABOUT BUILDINGS AND OFF-STREET PARKING FOR ALL NEW DWELLINGS,

(F) THE PRESENCE OF ADEQUATE LOCAL HIGHWAY CAPACITY TO CATER FOR TRAFFIC GENERATED BY THE DEVELOPMENT.

1.2.08 The housing requirement for the five year period to 1998 is based on the provision required by the Approved Structure Plan until 1996, and thereafter on that required by the provision to be made in the Draft Deposit Structure Plan. This gives a total requirement 1992-98 of 3590 units for Wokingham District. Of the total provision (1984-1998) some 9630 had been built by March 1992. Permission had also been granted for a further 1785 dwellings on that date and commitments had been entered into subject to legal agreements, for a further 257 dwellings. Together with the 781 houses to be provided on unidentified sites a total of 12229 dwellings have been provided for (taking into account non-implementation of unidentified sites and Lower Earley). Therefore in the entire District, sites remain to be identified for 991 dwellings.

1.2.09 Sites for 726 units have been identified within the District but outside this Plan area, and sites for an additional 336 dwellings



have been identified in this Plan area. This totals 1062 dwellings - more than the requirement to allow for non-implementation of any sites.

1.2.10 Sites have been selected by the use of a set of standard criteria which have been applied throughout the District and which are based on minimising the impact of additional development on the countryside, reflecting and maintaining the character of settlements, and the ability to use existing or provide new services and community facilities. The criteria are included in Working Paper One which is available separately from this plan.

❖ SH2 HOUSING DEVELOPMENT ON IDENTIFIED SITES

PROVISION WILL BE MADE FOR THE DEVELOPMENT OF APPROXIMATELY 336 DWELLINGS IN THE PERIOD 1ST APRIL 1992 TO 31ST MARCH 1998 ON THE FOLLOWING SITES, SUBJECT TO THE PROVISION OF INFRASTRUCTURE ,PUBLIC AND COMMUNITY SERVICES NECESSITATED BY THE DEVELOPMENT AND SPECIFIC PROPOSALS FOR EACH SITE IN PART TWO OF THIS PLAN:

PTC 12 WOKINGHAM - MARTINS SWIMMING POOL

PW1 WOKINGHAM - LAND AT KEEPHATCH

PW2 WOKINGHAM - 201A FINCHAMPSTEAD ROAD

PS1 FINCHAMPSTEAD - REAR OF NASHGROVE LANE,

PS2 FINCHAMPSTEAD - 88 AND 96 BARKHAM RIDE

PS3 FINCHAMPSTEAD - LAND AT LONGWATER ROAD

PS4 PINEWOOD - LAND AT MOP END AND ADJACENT TO HATCH RIDE

EXISTING HOUSING AND HOUSING AREAS

1.2.11 The existing stock of dwellings in the Plan area has a significant role to play in meeting housing requirements and the retention of existing housing or housing land in residential use is therefore a primary concern of the Plan. Consequently, net losses of existing housing will normally only be acceptable if an improvement in the environment of the residential area results or some community benefit is derived. Such improvements to amenity may include:

a) the provision of essential new public open space,

b) the provision of essential new amenities, public or private,

c) the retention of a listed building.

1.2.12 The character of the centre of most settlements in the Plan area is derived to a large extent from the mixture of residential and non-residential buildings and the balance between them. The retention of this balance is essential not only to the conservation of the character but also the continuing vitality of the settlement. The District Council considers that existing housing should be retained in the centre of settlements and where appropriate will

encourage improvements in the range of housing in these locations.

1.2.13 Elsewhere, it is also desirable to retain existing residential buildings in their present use. If existing buildings do not meet present and future requirements, their sites (other than those of listed buildings) can be redeveloped subject to local environmental constraints. In this way the changing requirements for housing e.g. for smaller dwellings because of falling household size, or for sheltered dwellings for the increasing numbers of elderly, can be met.

❖ SH3 EXISTING RESIDENTIAL USES

THROUGHOUT THE PLAN AREA WHERE THERE ARE EXISTING RESIDENTIAL USES THERE WILL BE A PRESUMPTION IN FAVOUR OF RETAINING AND ENCOURAGING THESE RESIDENTIAL DEVELOPMENTS TO REMAIN, SUBJECT TO OTHER POLICIES AND PROPOSALS CONTAINED IN THIS PLAN.

1.2.14 In addition to resisting the loss of residential accommodation, the District Council wishes to enhance the existing housing areas and housing stock. The older housing stock within the Plan area has an important part to play in meeting housing requirements, by adding to the variety of housing type and size which is available. The condition of the existing housing stock is generally good. There are few houses that are lacking basic amenities, unfit for human habitation or in need of substantial renovation.

1.2.15 There is a substantial concentration of pre 1914 housing in Wokingham. There are also a large number of inter-war (1914 to 1945) houses in the town. Some of these properties are likely to require substantial repair e.g. renewal of roofs, or re-wiring during the Plan period. At present the Government is reviewing the Improvement Grant schemes. The present schemes enable certain dwellings to be repaired and improved with public assistance for certain householders. The Council's Health and Housing Department administers the national system of grants for improvements, repairs and alterations to dwellings.

CONVERSIONS

1.2.16 Conversions of existing large houses, and in some cases non-residential properties, can be a source of small dwellings for purchase or for letting. Generally the District Council will view applications for conversions favourably provided that these do not have an adverse impact on the amenity of the area, and make adequate provision for private facilities (e.g. rubbish disposal, garden area) and car parking. There will be a presumption against the conversion of smaller residential properties into small units. Such residential properties are defined as those of less than 100 square metres floorspace.

❖ SH4 CONVERSIONS OF RESIDENTIAL PROPERTIES

PROPOSALS FOR THE CONVERSION OR SUB-DIVISION OF LARGER RESIDENTIAL PROPERTIES, AND IN SOME CASES, NON-RESIDENTIAL PROPERTIES, FOR RESIDENTIAL USES MAY BE ACCEPTABLE PROVIDED THAT THE CRITERIA BELOW ARE SATISFIED;

A) THERE IS NO ADVERSE IMPACT ON THE CHARACTER OF THE AREA OR THE AMENITIES OF ADJOINING PROPERTIES;

B) ADEQUATE PROVISION IS MADE FOR OFF-STREET PARKING;

C) ADEQUATE PROVISION IS MADE FOR FACILITIES FOR RUBBISH DISPOSAL;

D) PROVISION IS MADE FOR SOME OUTDOOR AMENITY SPACE; AND

E) PROVISION IS MADE FOR SELF-CONTAINED UNITS WITH THE BASIC AMENITIES.

THE SUB-DIVISION OF SMALLER DWELLINGS (FLOORSPACE LESS THAN 100 SQUARE METRES) WILL NOT NORMALLY BE ALLOWED.

1.2.17 There are a number of vacant and unused residential properties. These should be brought into use to add to the quantity and range of the housing stock. Some of the unused residential floorspace is over shops but remains vacant because it does not form a self-contained unit. If it was made self-contained they would be more likely to be used, possibly for rent.

❖ SH5 VACANT FLOORSPACE ABOVE SHOPS

THE DISTRICT COUNCIL WILL NORMALLY FAVOURABLY CONSIDER APPLICATIONS FOR THE UTILISATION OF VACANT FLOORSPACE ABOVE EXISTING SHOPS FOR THE PROVISION OF SELF CONTAINED RESIDENTIAL UNITS.

CARAVANS AND MOBILE HOMES

1.2.18 The Local Plan area contains several mobile home and caravan parks, and it is considered that there is likely to be continuing demand for this type of accommodation outside of these locations, particularly in the rural areas.

1.2.19 The increasing demand for this form of accommodation reflects current pressure for housing, and in particular the desire for home ownership, at a time when house prices are beyond the reach of many households. Demands also arise for temporary accommodation in connection with agricultural holdings, and the housing of elderly or disabled relatives. However, in land use terms such developments have many of the implications and requirements of permanent dwellings. Where acceptable they will be subject to the same public open space guidelines as new residential development (see Policy SR2).

❖ SH6 RESIDENTIAL CARAVAN AND MOBILE HOME SITES

APPLICATIONS FOR THE USE OF LAND FOR RESIDENTIAL CARAVAN AND MOBILE HOME SITES WILL NORMALLY BE SUBJECT TO THE SAME CONSIDERATIONS AND POLICIES AS FOR DWELLINGS. PARTICULAR ATTENTION WILL BE PAID IN CONSIDERING SUCH PROPOSALS TO MINIMISING ANY ADVERSE IMPACT UPON THE VISUAL AMENITY OF THE AREA BY APPROPRIATE CHOICE OF LOCATION, SITING OF HARDSTANDINGS AND LANDSCAPING.

HOUSING NEEDS AND REQUIREMENTS

1.2.20 Housing provision in the Plan area consists mainly of owner-occupied dwellings. This stock has been substantially added to by new construction in recent years. New development has provided a wide range of dwellings including starter homes, large detached dwellings and sheltered housing for the elderly. However, this provision has not met all housing needs. In particular, the high cost of housing both for sale and for rent is a major problem.

1.2.21 In recent years there has been an increasing demand for small dwellings and a growing number of households as people leave home earlier, marriages dissolve and people live longer.

1.2.22 In order to ameliorate the problems, a number of initiatives have been taken by the District Council in association with other bodies to provide for low-cost owner occupied housing. Such initiatives can include joint venture/cost sale, self-build and equity sharing.

1.2.23 Housing for rent is provided by the District Council, Housing Associations and private landlords. The Council intends to provide housing itself, or in association with other agencies at a number of locations in the plan area . The Housing Act 1988 encourages provision of housing for rent by private landlords and bodies other than the local authority .

1.2.24 It is desirable that new development, together with the existing stock of dwellings should provide for the varied requirements of

the households likely to arise within individual settlements and across the Plan area as a whole. Tenure and size of dwellings are not normally considered to be land-use matters. Site characteristics though can influence the type of dwelling that can be provided, e.g. dense housing in an urban situation, large dwellings in extensive grounds in village fringe locations, sheltered housing in communal grounds. Further the District Council, with its resources of information can advise residential developers about the types of housing required in the Plan area. This information has to be regularly updated as the housing situation changes over time. The District Council is monitoring housing need and carried out a housing needs survey in the Spring of 1993.

1.2.25 In preparing this information the District Council will have regard to:-

a) existing commitments for residential development;

b) indications of need e.g. the housing waiting list, homelessness;

c) the condition of the housing stock e.g. dwellings lacking basic amenities, dwellings requiring substantial renovation due to lack of maintenance;

d) programmes of other agencies providing residential accommodation i.e. social services, health authorities;

e) the needs of special groups, e.g. the elderly, mentally ill, mentally handicapped and disabled.

1.2.26 At present the main housing needs are for more:

a) small (one and two-bedroomed) dwellings,

b) dwellings to rent,

c) low-cost dwellings of various sizes.

❖ SH7 HOUSING NEEDS

THE DISTRICT COUNCIL WILL PROVIDE DEVELOPERS WITH INFORMATION ON THE HOUSING NEEDS OF THE PLAN AREA, INCLUDING THOSE OF PARTICULAR SOCIAL GROUPS, SO THAT THEY ARE AWARE OF THE REQUIREMENTS WHEN FORMULATING PROPOSALS.

1.2.27 Planning Policy Guidance Note 3 gives advice on the provision of low-cost housing. The District Council has given consideration to this matter. The guidance states that a community's need for affordable housing is a material consideration which may properly be taken into account in formulating development plan policies. The need for such housing in Wokingham District is clear from the evidence in the Council's Housing Strategy Statement and is confirmed by the Housing Needs Survey (Spring 1993). Where there is a demonstrable lack of affordable housing, it can be provided and will be sought within housing developments on a substantial scale. In Wokingham district such sites are considered to be over 0.4 hectare in extent and are within the provisions of policy SPS1 though smaller sites will also make a contribution. Guidance is that in the absence of development sites on a sufficient scale, special provision can be made under the rural "exceptions" scheme. In view of the needs the Council has made limited provision for such exceptions in Policy SH9.

1.2.28 In considering whether rents are affordable the Council will have regard to the income of likely occupants using Housing Corporation or National Federation of Housing Association guidelines as well as the likely Housing Benefit subsidy threshold for the proposed dwellings.

❖ SH8 VARIETY OF HOUSING

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

❖ SH9 PROVISION OF AFFORDABLE DWELLINGS BY EXCEPTIONS

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

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

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

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

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

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

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

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

1.4 QUALITY & CONSERVATION OF THE BUILT ENVIRONMENT



NEW DEVELOPMENT REDEVELOPMENT AND REFURBISHMENT

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

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

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

❖ SBE1 DESIGN OF NEW DEVELOPMENT

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

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

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

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

❖ SBE2 INAPPROPRIATE DESIGN

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

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

ENVIRONMENTAL IMPROVEMENT

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

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

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



❖ SBE3 REFURBISHMENT AND REDEVELOPMENT

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

❖ SBE4 ENVIRONMENTAL ENHANCEMENT SCHEMES

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

SUNLIGHT, DAYLIGHT AND NOISE

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

❖ SBE5 SUNLIGHT AND DAYLIGHT

IN CONSIDERING PROPOSALS FOR NEW DEVELOPMENT, REDEVELOPMENT AND

REFURBISHMENT THE DISTRICT COUNCIL WILL SEEK TO ENSURE GOOD DAYLIGHTING CONDITIONS AND ADEQUATE SUNLIGHT PENETRATION TO BOTH NEW AND EXISTING DEVELOPMENT.

1.4.08 The effects of noise nuisance is an important consideration. In the case of residential development the location and siting of new dwellings should normally be such as to ensure that the facade noise level to any dwelling does not exceed 65dB(A) on the L10 18 hour index from traffic noise and 60dB(A) (24 hour Leq) from railways. This may not always be achievable, particularly in central locations and, therefore, in the case of any new dwelling likely to be affected by higher noise ratings, it is essential that the building is designed so that the internal noise level with windows closed does not exceed 40dB(A) on the L10 18 hour index. In the case of new buildings whose occupiers might create noise adequate soundproofing measures will be required. Specific policies concerning noise pollution are contained in the Replacement Structure Plan for Berkshire (Policies EN15 and EN16). There are also relevant powers under the Building Regulations. For these reasons there is no additional policy in this plan.

1.4.09 There is provision under the Noise Insulation Regulations 1975 for sound insulation to be provided by the Department of Environment and Transport, in certain circumstances, to existing residential properties which are subjected to road traffic noise level increases. Where a new road or other development is to be constructed which will give rise to an increase in road traffic noise in excess of the levels in the Regulations, the costs of sound insulation to existing properties, and the provision of appropriate noise-absorbing barriers, should be borne by the developer.

ACCESS FOR DISABLED PERSONS

1.4.10 The arrangement of the built environment is of crucial importance for those sections of the community who are physically disabled and who wish to conduct as independent a life as possible. Although our towns and cities have not been built with regard to the needs of disabled people about one person in twenty has some form of permanent or temporary disability which makes mobility difficult and reduces their opportunities to use the built environment as fully as possible.

1.4.11 Current legislation requires that all public buildings make provision for adequate means of access for the disabled. Developers' attention is drawn to two publications:

(i) the British Standards Institution "Code of Practice for Access of the Disabled to Buildings" (BS5810:1979) and

(ii) Design Note 18 "Access for Disabled People to Educational Buildings" (1984)

These specify the requirements for providing means of access for disabled people to buildings which are open to the public. Together with the internal layout and immediate access to buildings, the layout of parking and pedestrian facilities and their surfaces should be considered as an integral part of the design required for enabling ease of access by the disabled.

❖ SBE6 ACCESS FOR DISABLED PERSONS IN NEW DEVELOPMENT

PLANNING APPLICATIONS WILL BE ASSESSED AGAINST THE REQUIREMENT TO PROVIDE ADEQUATE MEANS OF ACCESS FOR DISABLED PERSONS.

STREET FURNITURE

1.4.12 Many elements of the built-form have an important effect upon the quality and

appearance of the built environment. The design, quality and materials of items such as bus shelters, rubbish bins, and seating frequently invade the built environment to its detriment. It is essential that due consideration is given to items of street furniture to ensure that they do not adversely affect the character or appearance of the built-up areas. In appropriate cases it may also be necessary to adopt a process of rationalisation of existing street furniture to reduce clutter.

❖ SBE7 STREET FURNITURE

THE DISTRICT COUNCIL WILL SEEK A HIGH STANDARD OF STREET FURNITURE COMPATIBLE WITH THE CHARACTER OF THE AREA IN WHICH IT IS TO BE SITUATED. IN CONSERVATION AREAS PARTICULAR CARE WILL BE TAKEN TO ENSURE THAT STREET FURNITURE IS APPROPRIATE IN TERMS OF MATERIALS, COLOUR, DESIGN AND LOCATION.

TREES AND LANDSCAPING

1.4.13 The built environment can be considerably enhanced by the presence of trees and shrubs. They not only "green" an area but soften and give scale to hard urban environments. In addition they are often features of beauty in themselves and therefore have an important design role to fulfil. In new developments this role is apparent in that trees immediately give some sense of 'establishment' to what are often raw new urban forms, and this helps to integrate the new with the old. Accordingly trees can help create a 'sense of place'. Native species of trees and shrubs are particularly valuable since they help to maintain levels of wildlife in urban areas and they should be retained and introduced in landscaping schemes where possible and appropriate.

1.4.14 Trees which make a significant contribution to the visual scene can be safeguarded by the making of Tree Preservation Orders under Section 198 of the Town and Country Planning Act 1990. Failure to comply with the orders can lead to the imposition of fines as well as requiring replanting with appropriate species. The District Council will require full tree surveys in proposals for the development of sites which currently enjoy tree or hedgerow cover.

1.4.15 Landscaping does not apply only to trees and shrubs. These are the 'soft' components of landscaping which also possesses a 'hard' element e.g. paving schemes (floorscape), boundary features etc. Hard landscaping can be equally important in helping to establish the identity of a locality. Landscaping (hard or soft) should always be considered as an integral part of a development rather than as an afterthought. Thought should be given to landscape design at the outset of the total design process. If treated as an afterthought, landscaping can seem ill- considered and ineffective. Completeness through design is considered as the most appropriate approach. The timing of the provision of landscaping in relation to development will also be an important factor in achieving the integration of new development into its surroundings.

❖ SBE8 LANDSCAPING OF NEW DEVELOPMENT

❖ *THE DISTRICT COUNCIL WHEN CONSIDERING PLANNING APPLICATIONS WILL SEEK TO ENSURE THE ENHANCEMENT OF THE SITE BY APPROPRIATE LANDSCAPING AND WILL HAVE FULL REGARD TO THE NEED FOR CONSERVATION OF EXISTING LANDSCAPE FEATURES ESPECIALLY TREES AND HEDGEROWS. GENERALLY, APPLICATIONS FOR LARGE SCALE DEVELOPMENT MUST BE ACCOMPANIED BY A DETAILED LANDSCAPE SURVEY, TOGETHER WITH A PROPOSED LANDSCAPING SCHEME AND MANAGEMENT PLAN.*

❖ SBE9 EXISTING TREES

WHERE INDIVIDUAL TREES, GROUPS OF TREES OR AREAS OF WOODLAND ARE UNDER THREAT AND ARE CONSIDERED TO BE OF PARTICULAR AMENITY VALUE THE DISTRICT

COUNCIL WILL NORMALLY MAKE TREE PRESERVATION ORDERS.

ADVERTISEMENTS

1.4.16 The presence of advertisements in the urban environment can either enliven or spoil the street scene in which they are displayed. Inappropriately designed and sited advertisements can have a severely detrimental effect on the visual quality of the built environment. Alternatively many signs and advertisements are appropriate to the location in which they are displayed and reinforce the vitality and character of a particular location.

1.4.17 Consequently there is a requirement to control the effect which advertisements have on the built environment. The Town and Country Planning (Control of Advertisements) Regulations 1992 gives District Councils the statutory authority to control the display of certain advertisements. Furthermore, provisions exist under the same regulations for the removal of an advertisement on the grounds of amenity or safety whether it is initially under the control of the Local Authority or not.

1.4.18 There is inevitably a concern on behalf of the District Council to ensure that all advertisements wherever they may be displayed should add to the amenity of the area rather than detract from it. Stricter rules with regard to the erection of "For Sale" signs now apply. Wokingham District Council will seek to ensure that estate agents throughout the District abide by these new regulations.

❖ SBE10 NEW ADVERTISEMENTS

ADVERTISEMENTS WILL BE PERMITTED IF THEY ARE CONSIDERED TO BE WELL SITED AND DO NOT DETRACT FROM THE AREA WITHIN WHICH THEY ARE DISPLAYED. WITHIN CONSERVATION AREAS THE APPLICANT WILL NEED TO DEMONSTRATE THAT THE DESIGN AND LOCATION OF THE ADVERTISEMENT REFLECTS THE CHARACTER OF THE AREA.

1.4.19 Provisions exist within the advertisement regulations for particularly sensitive areas to be declared Areas of Special Control. Such designation requires the confirmation of the Secretary of State and is appropriate in sensitive urban and rural areas in order to afford greater protection to the environment. The District Council will investigate the need for the designation of Areas of Special Control as part of a package of measures aimed at improving advertisement control in areas where problems are perceived.

SHOP FRONTS

1.4.20 The design of a shopfront should relate satisfactorily to that of the rest of the building in which it is set, as well as to nearby buildings and shopfronts where appropriate. Particular care is needed where a building is listed or in a conservation area or is on a conspicuous site. The importance of "house style" to some traders is recognised, but the importance of visual amenity is considered to be greater. House styles may therefore require to be sympathetically adapted, particularly in conservation areas.



❖ SBE11 SHOP FRONTS

NEW SHOP FRONTS WILL BE PERMITTED WHERE THEY RELATE SATISFACTORILY TO THE ARCHITECTURAL FRAMEWORK OF THE BUILDING, ARE COMPATIBLE WITH THE

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

THE FOLLOWING MAY BE SUBJECT TO IMPROVEMENT WORKS:

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

❖ *ST3 ROAD SAFETY*

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

A) MONITORING OF ACCIDENT STATISTICS TO IDENTIFY BLACKSPOTS,

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

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

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

CAR AND MOTORCYCLE PARKING

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



1.8.16 In order to ensure the more efficient use of parking space the District Council will seek the use of private office car parks for shoppers on Saturdays and after office hours. The District Council's own office car parks are already operated in this way.

❖ ST4 USE OF PRIVATE OFFICE PARKING BY THE PUBLIC

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE USE OF PRIVATE OFFICE CAR PARKING FOR THE GENERAL PUBLIC ON SATURDAYS AND AFTER OFFICE HOURS, WHERE THEY ARE WELL LOCATED FOR SUCH USE. THE DESIGN OF NEW DEVELOPMENT WILL BE ASSESSED AGAINST ITS SUITABILITY TO ENABLE EFFECTIVE PUBLIC USE.

1.8.17 The allocations in the local plan for retail use within Wokingham town centre will create a need for an additional 377 spaces. In addition there may be a need to replace some 310 parking spaces due to the development of the IDR. The District Council has provided 280 of the spaces required on the Paddocks car park and has identified sites for a further 430 public spaces.

1.8.18 It is expected that parking will generally be provided as an integral part of development, subject to design and environmental considerations. Commuted payments may also be acceptable provided that underprovision of space in the area will not result.

❖ ST5 CAR PARKING PROVISION

THE DISTRICT COUNCIL WILL SEEK THE PROVISION OF APPROPRIATELY LOCATED CAR PARKING AND CAR PARKS IN ACCORDANCE WITH THE DISTRICT COUNCIL'S ADOPTED STANDARDS, TO BE PROVIDED EITHER IN CONJUNCTION WITH NEW DEVELOPMENT, OR WHERE APPROPRIATE, BY OBTAINING A COMMUTED PAYMENT WHERE THE COUNCIL HAS AN INTENTION TO PROVIDE, OR HAS IDENTIFIED A NEED FOR, PUBLIC SPACES AND UNDERPROVISION WILL NOT RESULT.

NOTE 1:- The sum required per parking space by way of a commuted payment will be regularly reviewed.

NOTE 2:- The District Council's parking standards are attached as Appendix 1.

1.8.19 Motorcycles are often informally parked on parts of the highway not used by pedestrians or vehicles. It is recognised that motorcycles are a convenient and efficient form of travel, and that motorcycle owners generally prefer highly visible locations for the parking of their vehicles. As more of the carriageway and traffic islands are reclaimed for the pedestrian it will be necessary to ensure that adequate parking for motorcycles is retained.

❖ ST6 MOTORCYCLE PARKING

THE DISTRICT COUNCIL WILL SEEK APPROPRIATELY LOCATED MOTORCYCLE PARKING FACILITIES.

PEDESTRIANS

1.8.20 In general more vehicular traffic makes journeys by foot less pleasant in some cases more dangerous. In older villages and towns in the Plan area pavements are often narrow, can be uneven and are sometimes non- existent. The total exclusion of traffic is rarely achievable or desirable and the Council is constrained at all times by the existing layout of the built environment.

1.8.21 In some more recent housing developments the segregation of pedestrian and vehicular traffic has not been successfully implemented with the result that pedestrians have nominated to walk along busy distributor roads either within the road itself or on the verge. The principal footpaths that have been provided within estates are often indistinguishable from other lesser footpaths and poorly signposted. If a segregated system of footpaths and roads is to be successful then footpaths must be direct, convenient, well lit and safe and have a clear hierarchy and signposting so that principal footpaths and their destinations are clearly recognised.

❖ ST7 PEDESTRIAN ROUTES

THE DISTRICT COUNCIL WILL SEEK TO SECURE CLEAR, DIRECT, WELL SIGNPOSTED, SAFE AND CONVENIENT ROUTES FOR PEDESTRIANS WITHIN NEW AND EXISTING DEVELOPMENT AND IN ADVANCE OF THE OCCUPATION OF NEW DEVELOPMENT. THE DISTRICT COUNCIL WILL ALSO SEEK PROVISION FOR PEDESTRIANS IN NEW ROAD SCHEMES AND TRAFFIC MANAGEMENT MEASURES.

CYCLING

1.8.22 Cycling is an increasingly popular method of transport, providing an efficient and easy means of travel in congested areas. It is also an important source of recreation. Cycles are particularly valuable as a means of travel to work and school and for transport over shorter distances. Heavily trafficked and congested roads can deter their use particularly where no separate cycleway or road space is provided.

1.8.23 Considerable attention has been given nationally in recent years to the need to provide safer conditions for cyclists and the need to promote cycling as a regular mode of transport. Within the Plan area cycle lanes have been established along the A329 Reading Road from the Holt School to Winnersh. The County Council have undertaken a study of cycling within the Wokingham area (in the Spring of 1985) and the District Council will explore with them needs and opportunities before specific proposals are brought forward. Routes and destinations which will need to be considered include Wokingham Town Centre, Wokingham Station, the Molly Millars Lane industrial area, all of the secondary schools in the area and the main radial routes which suffer from high traffic levels, the London Road (A329), Finchampstead Road (A321), Barkham Road (B3349) and that part of the Reading Road not already provided for. Where major road improvements take place, where possible, specific provision will be made for cyclists.

1.8.24 The Structure Plan Review requires that account should be taken of the particular needs of cyclists when designing new roads and road improvements and this will apply to any major developments in the Plan area. Such provision will not necessarily involve the creation of separate cycle routes, but may include dropped kerbs, signing and cycle priority measures. To encourage the use of cycles as a convenient and efficient form of travel within the Plan area, it will be necessary to ensure adequate parking provision is made in suitable locations for bicycles.

❖ ST8 CYCLING

THE DISTRICT COUNCIL WILL ENCOURAGE THE PROVISION OF FACILITIES INCLUDING SEGREGATED CYCLE ROUTES TO ENSURE CONVENIENT AND SAFE ACCESS TO MAJOR DESTINATIONS BY CYCLE, AND THE SAFETY OF CYCLISTS ON MAJOR ROADS. APPROPRIATELY LOCATED CYCLE PARKING AREAS WILL BE SOUGHT.

❖ ST9 PROVISION FOR CYCLING IN NEW DEVELOPMENTS

IN DEVELOPMENTS WITHIN THE PLAN AREA THE DISTRICT COUNCIL, IN CONSULTATION WITH THE HIGHWAY AUTHORITY, WILL REQUIRE APPROPRIATE PROVISION TO BE MADE FOR THE NEEDS OF CYCLISTS.



powers do not extend to such areas Policy SC8 below is not so limited and an adverse effect on a SSSI by development on other land will fall within the scope of the policy. The District Council will also negotiate Section 39 Management Agreements (Wildlife and Countryside Act, 1981) with landowners, in order to secure the future of these areas since SSSI status does not always confer absolute protection.

1.3.29 County and District Councils have the power to establish Local Nature Reserves under the 1949 National Parks and Access to the Countryside Act. Local Authorities are required to exercise their functions in respect of LNRs in consultation with EN. One such reserve has been established by Wokingham District Council at Longmoor Bog to protect the important boggy woodland and wet heath flora. Other local nature reserves may be established by the District Council in due course. The District Council is also committed to promoting nature conservation within the urban environment (see paragraph 1.4.44 and Policy SBE23).

❖ SC8 SITES OF SPECIAL SCIENTIFIC INTEREST AND LOCAL NATURE RESERVES

DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD HAVE A DETRIMENTAL EFFECT ON A DESIGNATED SITE OF SPECIAL SCIENTIFIC INTEREST OR LOCAL NATURE RESERVE.

1.3.30 The SSSI and LNR designations only cover a small part of the plan area and do not include all sites of nature conservation importance. Other sites which have been identified by EN and the Berkshire Buckinghamshire and Oxfordshire Naturalists Trust (BBONT) as meriting safeguarding are identified on the Proposals Maps as "Wildlife Heritage Sites". The criteria for identifying Wildlife Heritage Sites are included in a Local Plan Working Paper 6 which is available separately from this plan. The District Council will consult with EN , BBONT and Berkshire County Council where appropriate and take account of the importance of these sites when considering proposals which could affect them, and will urge other bodies to do the same. Should any further sites be identified through further surveys, similar consideration will be given to them in the event of any proposals being put forward which might affect them. However, much of the loss of ancient woodlands in recent years has been due to agriculture or replanting and the District Council receives no notification of, or has any control over, these activities.

❖ SC9 WILDLIFE HERITAGE SITES

IN RESPECT OF THE WILDLIFE HERITAGE SITES SHOWN ON THE PROPOSALS MAP THE DISTRICT COUNCIL WILL TAKE ACCOUNT OF THE NATURE CONSERVATION INTEREST IN DETERMINING PROPOSALS FOR DEVELOPMENT WHICH COULD ADVERSELY AFFECT THEM. WHERE THE SITE IS SHOWN TO BE OF SUFFICIENT NATURE CONSERVATION IMPORTANCE ANY PROPOSAL WHICH WOULD LEAD TO DAMAGE SUFFICIENT TO REMOVE OR ADVERSELY AFFECT THAT IMPORTANCE WOULD BE NORMALLY REFUSED.

1.3.31 Maintaining the habitat value of the countryside in the plan area will not be achieved by only protecting the best and rarest habitats. The overall richness and diversity of the wildlife interest depends on the amount and variety of habitats available in the plan area as a whole and not merely the presence of sites which can be specifically identified. It is therefore important

that the nature conservation implications of development in the countryside be considered in each case and the impacts be balanced with the need for the development and other considerations. Where proposals which are otherwise acceptable could be modified to reduce the impact on wildlife habitats, or where restoration or landscaping schemes could be introduced to create new habitats, this should be encouraged.

❖ SC10 NATURE CONSERVATION IN THE WIDER COUNTRYSIDE

IN CONSIDERING PROPOSALS FOR DEVELOPMENT WHICH WOULD AFFECT WILDLIFE HABITATS THE DISTRICT COUNCIL WILL TAKE INTO ACCOUNT THE IMPACT OF THE PROPOSALS AND, WHERE DEVELOPMENT IS OTHERWISE ACCEPTABLE, WILL SEEK TO AMELIORATE THAT IMPACT AND ENSURE, WHERE APPROPRIATE, THE CREATION AND FUTURE MANAGEMENT OF NEW HABITATS FOR WILDLIFE. IF THE SITE PROVES TO BE OF SUFFICIENT NATURE CONSERVATION IMPORTANCE ANY PROPOSAL WHICH WOULD LEAD TO DAMAGE SUFFICIENT TO REMOVE OR ADVERSELY AFFECT THAT IMPORTANCE WOULD BE REFUSED.

1.3.32 New development also provides the opportunity of creative conservation and the District Council will seek the improvement of existing sites or creation of new sites in conjunction with major developments.

1.3.33 Mineral extraction also provides an opportunity for the creation of new habitats and many former mineral sites are now important areas for wildlife. Although the District Council is not the planning authority for mineral applications it is consulted and will seek to see that the restoration proposals provide for the creation of new habitats for wildlife where appropriate. However, the use of the land after mineral extraction has ceased, does come within the scope of the District Council's planning powers and it will seek to ensure that the management of the areas in the future provides a balance between competing uses and that the nature conservation interest is maintained. An example of this form of creative conservation is the nature reserve at Moor Green Farm created from a gravel pit and administered by BBONT.

1.3.34 However, much of the scope for maintaining and creating habitats lies in the farmed countryside, and is outside the scope of planning control. The Farming and Wildlife Advisory Group exists to provide expert advice to farmers on land management practices which increase the habitat value of their land whilst remaining compatible with the needs of productive farming. The District Council will continue to contribute to the Countryside Conservation Grants scheme administered by the County Council which provides grants for small scale amenity planting and will consider entering into management agreements to ensure the management of areas which are important in nature conservation or landscape terms.

1.3.35 The District Council already promotes nature conservation on land within its control where appropriate, for example in both Dinton Pastures and California Country Parks. Additional opportunities may arise to manage areas for their nature conservation value and relevant sites are identified in the second part of this plan and on the Proposals Maps. It will also encourage other bodies, such as BBONT, to establish nature reserves elsewhere in the plan area.

❖ SC11 NEW NATURE RESERVES

THE DISTRICT COUNCIL WILL ENCOURAGE THE MANAGEMENT OF LAND FOR NATURE CONSERVATION PURPOSES AND THE CREATION OF NATURE RESERVES WHERE APPROPRIATE, FOR EXAMPLE IN CONNECTION WITH NEW DEVELOPMENT, OR AS AN AFTER USE FOLLOWING MINERAL EXTRACTION.

FARMLAND AND WOODLAND

1.3.36 The countryside outside of the major settlements contains a wide variety of

❖ SR2 PUBLIC OPEN SPACES IN NEW RESIDENTIAL DEVELOPMENT

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE PROVISION OF 4.3 HA OF PUBLIC OPEN SPACE PER THOUSAND POPULATION TOGETHER WITH ASSOCIATED FACILITIES/EQUIPMENT AS A PHASED PROGRAMME OF WORKS IN NEW RESIDENTIAL DEVELOPMENT

The provision of open space within new employment development

1.7.19 There has been a rising trend for businesses to organise recreational activities. Such activities e.g. football and hockey teams, put additional pressure on existing community facilities. The provision of recreational facilities in proximity to employment locations would cope with this ever increasing demand.

1.7.20 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. Areas available for passive recreation, pedestrian and cycle routes of benefit to both the employee and the community, will be sought. A general guideline for the provision of 1.5 hectares per 1000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment developments.

❖ SR3 PUBLIC OPEN SPACES IN NEW EMPLOYMENT AREAS

THE DISTRICT COUNCIL WILL SEEK TO ENSURE THE PROVISION OF 1.5 HECTARES OF PUBLIC OPEN SPACE PER THOUSAND EMPLOYEES AS A PHASED PROGRAMME OF WORKS WITHIN NEW EMPLOYMENT AREAS.

Redevelopment of existing public open spaces and recreation facilities

1.7.21 Where the redevelopment is proposed of existing open space or recreational facilities there will need to be the provision of alternative areas and/or facilities which offer an improved recreational use for local residents. Improved facilities will be considered in the light of the quality of the alternative and its access arrangements, including provision for disabled participants. An alternative which suitably provides for a facility which is currently lacking and for which a demand has been identified will be considered favourably.

❖ SR4 PUBLIC OPEN SPACES AND THEIR ALTERNATIVE DEVELOPMENT

DEVELOPMENT WILL NOT BE ALLOWED WHICH WILL RESULT IN THE LOSS OF EXISTING PUBLIC OPEN SPACES AND RECREATIONAL FACILITIES UNLESS AN ALTERNATIVE RECREATIONAL SITE OR FACILITY HAS RECEIVED PLANNING PERMISSION WHICH WOULD DIVERSIFY AND IMPROVE RECREATIONAL FACILITIES FOR LOCAL RESIDENTS AND EMPLOYEES.

1.7.22 There is a growing desire by residents to acquire additional private garden space. Where residential properties abut existing public open space often planning applications are submitted for the change of use of the land together with the erection of fencing. Such applications, whilst benefiting the needs of a single residence often detract from the environmental amenity of the area, encroaching into public open space in a haphazard fashion.

1.7.23 The enclosure of recreational land for private use will not be allowed unless there are overriding considerations including the following:

i) the area is not visible or accessible by the public for recreational use and it has no environmental, amenity or nature conservation purpose,

ii) the area has been inadequately maintained, suffers from vandalism or fly tipping to such an extent that demonstrable harm is caused to local residents and enclosure is considered to be the only solution,

iii) the Leisure and Technical Services Department supports the change of use and enclosure of the area.



WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM DISTRICT LOCAL PLAN

DEPOSIT DRAFT

WITH PROPOSED FURTHER MODIFICATIONS

HIGHLIGHTED

August 2003

1.0 OVERALL STRATEGY

INTRODUCTION

1.1 New development intended to meet local and strategic requirements will be expected to relate well to, and enhance, established communities. The capacity of existing towns and settlements to accommodate new development will be considered first before permitting development in the countryside. New development should provide for housing, employment, shopping and other services in locations that allow for the convenient use of public transport and minimise the need to use the private car.

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

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

POLICY FRAMEWORK
Strategic Policy

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

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

POLICIES

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

1.5A In line with Government and Structure Plan advice, the Council considers it important that proposals should contribute towards more sustainable patterns of development. This will involve development that makes the best use of resources, including previously developed land and the re-use of existing buildings. It will also include schemes that exploit and/or deliver accessibility by public transport and other non-car modes to jobs, education and health facilities, shopping, leisure and local services. Such accessibility will not be provided at the disadvantage of any section of the community.

1.5B Furthermore, in order to ensure sustainable patterns of development, the Council has investigated the cumulative effects of development on the District's environment. With regard to this, the traffic generated by the housing allocations in Policies WH2, WH2A **and**, ~~,~~ WH2B ~~and WH2C~~ was a particular concern. The Council subsequently assessed the cumulative implications of the Inspector's recommended housing sites prior to the Modification stage of the Plan. However, when applications are submitted on the housing allocations or other sites, the Council may require further cumulative studies to be undertaken to ensure the proposal accords with Policy WOS1.

POLICY WOS1: SUSTAINABLE DEVELOPMENT

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

A) GIVE PRIORITY TO MEETING THE DISTRICT'S ECONOMIC AND SOCIAL NEEDS, INCLUDING THE PROVISION OF AFFORDABLE HOUSING AND A WIDER RANGE OF EMPLOYMENT OPPORTUNITIES

B) MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON

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

D) THAT NEW DEVELOPMENT MAKES A POSITIVE CONTRIBUTION OR MAKE NO MATERIAL HARM TO THE CHARACTER, ENVIRONMENT, LANDSCAPE, HERITAGE WITHIN THE PLAN AREA

E) TO CONSERVE NATURAL RESOURCES

F) TO MINIMISE POLLUTION

G) TO MAXIMISE THE REUSE OF MATERIALS

H) TO SEEK IMPROVEMENTS TO INFRASTRUCTURE, SERVICES AND AMENITIES

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Limiting the Spread of Development

1.6 The Council recognises the need to maintain an acceptable level of environmental quality and considers that the maintenance of a clear distinction between built-up areas and the countryside is fundamental to achieving this aim. Such an approach helps to ensure that individual settlements retain their identity and that the open and rural character of land outside boundaries of identified settlements is retained. However, within Wokingham District there are a number of settlements where people are heavily reliant on car borne transport because local services and facilities are limited and the choice of alternative transport modes is poor. National planning

guidance, particularly PPG3 and PPG13, make it clear that new development should not be allocated in such locations.

1.7 Identified settlements will therefore be divided into two categories as follows:

Category A – Those settlements that possess a range of services, facilities and public transport opportunities that would permit residents to occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements. It will be within and on the edge of these settlements that the Council will seek new housing allocations:

Wokingham, Spencers Wood, Three Mile Cross, Twyford, Winnersh, Shinfield, Shinfield (N of M4), Green Park/Courage Brewery, Earley, Woodley and Pinewood (Crowthorne).

Category B – Those settlements which have a reasonable amount of development in a compact form and may be physically and socially cohesive, but possess a lower range of basic services. In these settlements only very limited infilling and small windfall development will be permitted:

Arborfield Cross, Barkham Hill, Charvil, Sonning, Finchampstead, Finchampstead North, Hurst, Riseley, Sindlesham, Swallowfield and Wargrave.

Outside of the identified settlements it is intended to limit development to that which is appropriate to the countryside or for which a rural location is essential.

1.9A For the avoidance of doubt, the sites listed in Policies WH2, WH2A **and**~~,~~ WH2B ~~and WH2C~~ should be under development before any other site on the edge of a Category A settlement (and outside the settlement boundary) can be considered for release under this policy.

1.9B ~~Small windfall sites W~~**w**ithin Category B settlements, **development proposals should not exceed** ~~would typically comprise sites of less than~~ 1 hectare **(gross)**. ~~Proposals for sites of less than one hectare will be assessed having regard to other policies contained within this Plan. Sites of over 1 hectare are unlikely to gain permission.~~ **In assessing the suitability of schemes on sites under 1 hectare, applicants will need to demonstrate the appropriateness of the scale of development proposed compared to the extent that future dwelling occupiers would be dependent on the use of the car to reach facilities and services.** ~~For the purposes of this Policy, very limited infill has the same definition as "limited infill" in paragraph 2.23A of this Plan.~~ **Redevelopment proposals exceeding 1 hectare in Category B settlements are unlikely to be acceptable since it is probable that there will be increased use of the private car from the settlement contrary to the minimisation of the need to travel.**

1.10 Areas of sporadic development exist within the plan area which involve very few properties and/or are dominated by areas of undeveloped rural land either between, or to the rear and in front of properties causing them to be characterised by a loose settlement pattern, or to form a narrow strip of development in what is a distinctly rural area. These areas of development have not been included within the identified settlements. For the sake of clarity, Arborfield Garrison does not possess the essential qualities of an identified settlement and is included in areas designated as countryside.

POLICY WOS2: HOUSING DEVELOPMENT PRINCIPLES

WHEN DETERMINING NEW HOUSING DEVELOPMENT PROPOSALS A SEQUENTIAL APPROACH WILL BE APPLIED WHEREBY:

A) PREVIOUSLY DEVELOPED LAND AND BUILDINGS WITHIN THE BOUNDARIES OF CATEGORY A SETTLEMENTS WILL BE DEVELOPED FIRST;

B) SECONDLY, LAND AND BUILDINGS ON THE EDGE OF CATEGORY A SETTLEMENTS THAT ARE SERVED BY GOOD PUBLIC TRANSPORT CORRIDORS WILL BE CONSIDERED;

C) LASTLY, DEVELOPMENT PROPOSALS FOR LAND AND BUILDINGS IN CATEGORY B SETTLEMENTS WILL ONLY CONSIST OF VERY LIMITED INFILLING AND SMALL WINDFALL DEVELOPMENT.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

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

1.12 The Council is particularly concerned to promote a high standard of design in new buildings, to ensure that new buildings are responsive to their location and to their potential occupants' and/or users' needs. New development needs to be appropriate in terms of function, siting, scale, form, massing, materials, colour and texture in its relationship with adjoining buildings and sites. Accordingly, new development will be expected to make an acceptable and positive contribution to the built environment. In addition new development should be appropriately located so as to reduce the need to travel and to encourage alternative modes of transport to the car.

1.12A Landscaping schemes should be comprised predominantly, if not wholly, of locally native species.

1.12B People with disabilities are a diverse population and may include individuals with visual, hearing or cognitive impairments, ambulant disabled, the elderly, or wheelchair users. Many of these groups may be denied access to development by ill-considered design solutions.

1.12C PPG1 states that "When a new building is proposed, or when planning permission is required for the alteration or change of use of an existing building, the developer and local planning authority should consider the needs of people with disabilities at an early stage in the design process. They should be flexible and imaginative in seeking solutions, taking account of the particular circumstances of each case."

1.12D Policy WOS3 seeks to ensure appropriate facilities are provided for disabled people in all developments to ensure equal access for everybody.

POLICY WOS3: DEVELOPMENT CONTROL PRINCIPLES

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

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

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

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

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

E) PROVIDE BUILDINGS, FACILITIES AND SPACES THAT ARE SUITABLE FOR USE BY PEOPLE WHO HAVE MOBILITY OR SENSORY IMPAIRMENT (M/1/20)

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

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Services, Amenities and Infrastructure

1.13 It is a principle of good planning that new development should provide the necessary infrastructure, including services and amenities, needed to support the development. This could include infrastructure required to provide necessary statutory services. This is a material consideration in considering planning applications (as set out in Circular 1/97, *Planning Obligations* and PPG12 paragraph 6.16). An explicit assessment must be made of infrastructure requirements arising from the development and how these should be met. Such provision is a key element in the quality of life or new and existing residents. Supplementary planning guidance has been produced setting out the implementation of Policy WOS4 below.

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

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

TO HAVE REGARD TO EXISTING LEVELS OF INFRASTRUCTURE, SERVICES AND AMENITIES.

WHERE THE DEVELOPMENT GIVES RISE TO THE NEED FOR THE PROVISION OF NEW OR EXTENDED PUBLIC AND COMMUNITY SERVICES, THE COUNCIL WILL ASSESS THE NATURE AND EXTENT OF PLANNING OBLIGATIONS REQUIRED AS A RESULT OF NEW DEVELOPMENT IN ACCORDANCE WITH NATIONAL PLANNING GUIDANCE. PLANNING PERMISSION WILL NOT BE GIVEN UNTIL THE PLANNING AUTHORITY IS SATISFIED, BY IMPOSING CONDITIONS, OR WHERE THESE ARE NOT APPROPRIATE OR ADEQUATE, BY SEEKING A LEGAL AGREEMENT, THAT AN APPROPRIATE LEVEL OF INFRASTRUCTURE, SERVICES AND AMENITIES REQUIRED AS A CONSEQUENCE OF, AND DIRECTLY RELATED TO, THE DEVELOPMENT IS CAPABLE OF BEING, AND WILL BE, PROVIDED WITHIN THE TIMESCALE OF THE PROPOSED DEVELOPMENT IN ACCORDANCE WITH AN AGREED PHASING PROGRAMME.

Implementation: Through the development control process and in consultation with service providers.

Monitoring: Planning applications determined and reporting to Services, Amenities and Infrastructure Working Party.

Environmental Improvements

1.14 It is important that wherever possible development makes best use of existing resources and enhances the existing area to reduce impacts on amenities and preserve non-renewable resources such as greenfield sites. This accords with Central Government advice and policies contained within the Berkshire Structure Plan 1991 - 2006. Such opportunities may occur both on and off the development site when they are directly related to the proposal.

POLICY WOS5: ENVIRONMENTAL IMPROVEMENTS

WHEN CONSIDERING PROPOSALS FOR DEVELOPMENT, OPPORTUNITIES WILL BE SOUGHT TO SECURE ENVIRONMENTAL IMPROVEMENTS, BOTH ON AND OFF-SITE. THESE MAY FOR EXAMPLE INCLUDE:

A) MAXIMISING THE USE OF EXISTING LAND AND BUILDINGS, AND EXPLOITING THE POTENTIAL OF PREVIOUSLY DEVELOPED LAND WITHIN IDENTIFIED SETTLEMENTS BEFORE THE COUNTRYSIDE IS BUILT UPON

B) LANDSCAPING, INCLUDING MAJOR STRUCTURAL LANDSCAPING ON SENSITIVE AND EXPOSED SITES

C) PROVISION OF RECYCLING FACILITIES

D) WHERE APPROPRIATE, THE COUNCIL WILL SEEK THE RE-USE AND REFURBISHMENT OF EXISTING BUILDINGS IN PREFERENCE TO COMPLETE REDEVELOPMENT SCHEMES

E) UPGRADING OF THE EXISTING URBAN FABRIC

OR INDIRECTLY, WILL NOT BE PERMITTED UNLESS **SUITABLE COMPENSATION MEASURES ARE SUBMITTED WITH THE APPLICATION AND APPROVED (WITH THE USE OF APPROPRIATE PLANNING CONDITIONS OR OBLIGATIONS)** ~~THE HARM CAN BE OVERCOME BY THE USE OF PLANNING CONDITIONS, OR OBLIGATIONS,~~ OR UNLESS OTHER MATERIAL FACTORS ARE SUFFICIENT TO OUTWEIGH THE HARM TO THE LOCAL CONSERVATION INTEREST. **(FM/2/5)**

Implementation: The development control process.

Monitoring: Planning applications determined in or close to Local Nature Reserves.

New Nature Reserves

2.106 The Council will seek the improvement of existing sites or creation of new sites in conjunction with new developments. The Council already promotes nature conservation on land within its control at Dinton Pastures and California Country Parks, for example. Additional opportunities may arise to manage areas for their nature conservation value.

POLICY WNC2: NEW NATURE RESERVES

THE COUNCIL WILL SEEK THE MANAGEMENT OF LAND FOR NATURE CONSERVATION PURPOSES.

NEW NATURE RESERVES WILL BE CREATED, IN CONSULTATION WITH ENGLISH NATURE AND OTHER INTERESTED BODIES, WHERE APPROPRIATE, IN ORDER TO PROTECT IMPORTANT WILDLIFE SITES.

THE COUNCIL WILL ALSO SEEK OPPORTUNITIES TO CREATE OR RESTORE WILDLIFE HABITATS IN ASSOCIATION WITH NEW DEVELOPMENT, OR AS AN AFTERUSE FOLLOWING MINERAL EXTRACTION, WHERE APPROPRIATE.

Implementation: The development control process.

Monitoring: Management agreements secured and new nature reserves established.

Protected Species Conservation

2.107 The protected species referred to in the policy are determined by domestic and international law. For example badgers are a protected species under the Badgers Act 1992. Other species are set out in the European Community's *Habitats and Species Directive 92/43 EEC* which requires the UK government to protect such species in accordance with Articles 12 - 16.

POLICY WNC3: PROTECTED SPECIES CONSERVATION

DEVELOPMENT AND LAND USES THAT MAY AFFECT PROTECTED SPECIES THAT ARE COVERED BY SPECIFIC LEGISLATION (SUCH AS SCHEDULES 1, 5 AND/OR 8 OF THE WILDLIFE AND COUNTRYSIDE ACT 1981, AS AMENDED) WILL ONLY BE PERMITTED WHERE HARM TO THE SPECIES CAN BE AVOIDED.

TO AVOID HARM TO THE SPECIES, THE COUNCIL WILL ENSURE THAT ANY DEVELOPMENT PROPOSAL WILL:

A) CONSIDER THE USE OF CONDITIONS AND PLANNING OBLIGATIONS THAT SEEK TO FACILITATE THE SURVIVAL OF INDIVIDUAL MEMBERS OF THE PROTECTED SPECIES

B) REDUCE DISTURBANCE TO A MINIMUM

C) PROVIDE ADEQUATE ALTERNATIVE HABITATS TO SUSTAIN OR IMPROVE THE CURRENT PROTECTED SPECIES POPULATION LEVELS.

Implementation: The development control process.

Monitoring: Planning applications determined and habitat conditions or planning obligations imposed. Review and monitor protected species populations in plan area.

2.108 The presence of a protected species is a material consideration when this Council is considering a development proposal. English Nature will need to be consulted prior to any decision being made if protected species are on or adjacent to the proposed site or use. PPG9 sets out the principles and policies that apply to the integration of nature conservation priorities and land use planning. For the avoidance of any doubt on protected species, please consult:

English Nature,
Thames and Chilterns Team,
Foxhold House,
Crookham Common,
Newbury, Berkshire. RG15 8EL.

Wildlife Heritage Sites and Regionally Important Geological/Geomorphological Sites

2.109 These are sites of local importance for nature conservation, which have been identified against agreed criteria in conjunction with the Environment Agency, English Nature and BBOWT. These sites do not have the same status or protection as SSSI's or LNR's, the Council will take account of the nature conservation interest in determining any development proposals that may affect them and will also seek their appropriate management through advice and assistance to landowners. The Council is committed to undertake full consultation with landowners and interested parties prior to designation of a site as a WHS in accordance with the Berkshire Nature Conservation Forum's survey and selection procedures. Copies of these procedures can be obtained from the Council.

2.110 WHS have been identified in the adopted local plans. There have been a number of detailed changes arising from further surveys and reviews of existing sites. WHS in the Green Belt are shown for the first time. The sites will be regularly monitored and their status reviewed to ensure that the nature conservation interest is sustained.

2.110A Regionally Important Geological and Geomorphological Sites (RIGS) are the most important places for geology, geomorphology and soils outside statutorily protected nature reserves and SSSI's. RIGS are equivalent to local Wildlife Sites and other non-statutory wildlife designations in the planning context. Consultation and

Implementation: The development control process and advice and assistance to landowners

Monitoring: Planning applications determined where proposals have been made or modified to benefit wildlife habitats.

Wildlife Corridors and their Contribution to Nature Conservation

2.119 Wildlife corridor protection and enhancement will be an important consideration. Wildlife corridors are a range of habitats such as hedgerows, grass verges, waterways their margins and floodplains, amongst others. They are important because they provide a link to the wider countryside from urban areas where sites of wildlife value can exist. As such, the wildlife corridors prevent the isolation of plants and animals to a specific site, thereby aiding their survival and contributing to the biodiversity of the plan area.

2.120 Reinstating hedgerows and woodland planting, for example, could link wildlife heritage sites to the wider countryside. It can reverse the trend to isolate wildlife sites and lead to an outward movement from these by plants and animals. Native flora and fauna cannot thrive successfully in a series of isolated sites. Some animals require a wide range to feed, etc.. By preventing isolation it can ensure that the species gene pool is large and varied and reduces susceptibility of the species population to natural incidents such as disease.

2.120A To address these issues the Council will seek the protection, enhancement or creation of wildlife corridors that will provide a network of links between wildlife sites. and habitats important for nature conservation. The Council are currently developing a process to identify potential wildlife corridor features that will contribute to:

a) The survival of flora and fauna species; and
b) Biodiversity within the District.

This analysis may be included as part of the review of the existing Biodiversity Action Plan. Until this information is published, applicants (and their agents) are advised to contact the Council's ecologist for the potential identification of wildlife corridors and their relationship to a specific potential development site.

POLICY WNC6: THE PROTECTION, ENHANCEMENT OR CREATION OF WILDLIFE CORRIDORS

IN CONSIDERING PROPOSALS FOR DEVELOPMENT, THE PROTECTION OR ENHANCEMENT OF EXISTING IDENTIFIED WILDLIFE CORRIDORS WILL BE SOUGHT AND WHERE APPROPRIATE THE CREATION OF NEW WILDLIFE CORRIDORS WILL BE ENCOURAGED. THESE WILL PROVIDE A NETWORK OF LINKS BETWEEN WILDLIFE SITES IN URBAN AREAS AND THE WIDER COUNTRYSIDE AND HABITATS IMPORTANT FOR NATURE CONSERVATION.

Implementation: The development control process, advice and assistance to landowners, collaborative schemes with voluntary groups and schools.

Monitoring: Planning applications determined where proposals have been made or modified to protect, enhance or create wildlife corridors.

4.6 Comprehensive guidance on heritage issues is given in Planning Policy Guidance Note 15 (PPG15) *Planning and the Historic Environment.* Planning Policy Guidance Note 16 (PPG16) *Archaeology and Planning* gives advice on archaeology and planning.

Strategic Policy

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

Supplementary Planning Guidance

4.8 The policies in this chapter are augmented by additional guidance in the form of development briefs, conservation area studies and several new Supplementary Planning Guidance Notes. These relate to specific aspects of this chapter that the Council will prepare during the Local Plan period. Applications in Conservation Areas, Areas of Special Character and other sensitive areas will be expected to be accompanied by a Design Statement to demonstrate how the development will take account of the character of the area.

THE BUILT ENVIRONMENT

DESIGN PRINCIPLES

4.9 Policy WBE1 seeks to achieve better quality in the design of individual developments and this should reinforce local identity and result in improvement of the wider built environment. The emphasis of Policy WBE1 is on good design.

4.9A This policy should ensure that local distinctiveness is not diluted and internationalisation of style is avoided within the district. The provision of safe and secure environments which deter crime in both public and private spaces are a prime objective of the Council. This issue will be addressed through good layout and building design as well as a mixture of land uses, which together will promote good natural surveillance.

POLICY WBE1: DESIGN AND NEW DEVELOPMENT

NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE HIGH STANDARDS OF DESIGN AND LAYOUT, WHICH MAKES EFFICIENT USE OF LAND AND BUILDINGS. A SCHEME SHOULD CREATE ITS OWN IDENTITY, WHILST TAKING ACCOUNT OF THE WIDER LOCALITY, INCLUDING THE SURROUNDING TOWNSCAPE AND LANDSCAPE. IN ADDITION, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO HAVE REGARD TO THE FOLLOWING PRINCIPLES:

A) A REDUCTION IN THE LEVEL OF CAR PARKING BELOW MAXIMUM STANDARDS WHEREVER POSSIBLE IN ORDER TO PROMOTE SUSTAINABLE TRANSPORT CHOICES;

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;
C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;
D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES.

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

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

THE PUBLIC REALM

4.16 The provision of a policy enabling the Council to secure public art, where appropriate, through negotiated legal agreements will help to make the local environment more attractive and distinctive.

POLICY WBE7: PUBLIC ART

IN THE CONSIDERATION OF DEVELOPMENT PROPOSALS, THE COUNCIL WILL SEEK TO SECURE PUBLIC ART THROUGH NEGOTIATED LEGAL AGREEMENTS WHERE IT CONSIDERS THAT IT WOULD IMPROVE THE PHYSICAL ENVIRONMENT OF PUBLIC PLACES WITHIN THE DEVELOPMENT.

Implementation: Through contributions from the development process.

Monitoring: Projects achieved on the ground.

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance.

POLICY WBE9: ACCESSIBILITY

DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE GOOD ACCESSIBILITY WITH EASY AND SAFE INTERNAL ACCESS ALONG A NETWORK OF INTERLINKED FOOTPATHS. THE LOSS OF A PUBIC RIGHT OF WAY WILL NOT BE PERMITTED UNLESS APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance and integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

NEW DEVELOPMENT WILL BE ENHANCED THROUGH THE USE OF APPROPRIATE LANDSCAPING. THIS WILL BE SECURED BY IMPOSING SUITABLE CONDITIONS ON THE GRANT OF PLANNING PERMISSION.

B) ENCOURAGEMENT OF MEASURES THAT PROMOTE ACCESSIBILITY TO SERVICES AND FACILITIES BY PUBLIC TRANSPORT, CYCLING AND WALKING;
C) INCORPORATION OF FEATURES THAT MAXIMISE THE SAFETY AND SECURITY OF PEOPLE LIVING IN OR USING THE DEVELOPMENT;
D) CREATION OF EASILY ACCESSIBLE AND ATTRACTIVE OPEN SPACES.

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

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

THE PUBLIC REALM

4.16 The provision of a policy enabling the Council to secure public art, where appropriate, through negotiated legal agreements will help to make the local environment more attractive and distinctive.

POLICY WBE7: PUBLIC ART

IN THE CONSIDERATION OF DEVELOPMENT PROPOSALS, THE COUNCIL WILL SEEK TO SECURE PUBLIC ART THROUGH NEGOTIATED LEGAL AGREEMENTS WHERE IT CONSIDERS THAT IT WOULD IMPROVE THE PHYSICAL ENVIRONMENT OF PUBLIC PLACES WITHIN THE DEVELOPMENT.

Implementation: Through contributions from the development process.

Monitoring: Projects achieved on the ground.

4.18 Ensuring good accessibility to new developments assists in the creation of a more vital environment, and assists in the promotion of safety and security through good surveillance.

POLICY WBE9: ACCESSIBILITY

DEVELOPMENT PROPOSALS WILL BE REQUIRED TO DEMONSTRATE GOOD ACCESSIBILITY WITH EASY AND SAFE INTERNAL ACCESS ALONG A NETWORK OF INTERLINKED FOOTPATHS. THE LOSS OF A PUBIC RIGHT OF WAY WILL NOT BE PERMITTED UNLESS APPROPRIATE ALTERNATIVE PROVISION CAN BE MADE.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.19 Landscaping and planting can be used to enhance and integrate new development into the wider environment.

POLICY WBE10: LANDSCAPE AND PLANTING

NEW DEVELOPMENT WILL BE ENHANCED THROUGH THE USE OF APPROPRIATE LANDSCAPING. THIS WILL BE SECURED BY IMPOSING SUITABLE CONDITIONS ON THE GRANT OF PLANNING PERMISSION.

LANDSCAPE SCHEMES SHOULD RESPECT LOCAL LANDSCAPE CHARACTER AND WHEREVER POSSIBLE RETAIN AND PROTECT EXISTING NATURAL FEATURES. TREES AND SHRUBS WILL BE EXPECTED TO COMPRISE LOCALLY NATIVE SPECIES WHEREVER POSSIBLE.

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

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

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

POLICY WBE11: TREES AND NEW DEVELOPMENT

IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE EFFECT ON EXISTING TREES AND AREAS OF WOODLAND WILL BE TAKEN INTO ACCOUNT. TREES THAT ARE TO BE RETAINED WILL BE PROPERLY PROTECTED DURING THE COURSE OF CONSTRUCTION IN ACCORDANCE WITH A SCHEME TO BE FIRST APPROVED THROUGH APPROPRIATE CONDITIONS ATTACHED TO THE PLANNING PERMISSION. WHERE APPROPRIATE, TREE PRESERVATION ORDERS WILL BE APPLIED AND THE LOSS OR DAMAGE OF TREES PROTECTED BY NEW OR EXISTING ORDERS WILL BE RESISTED.

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

Monitoring: Check quality of tree cover on the ground.

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

POLICY WBE12: GREEN ROUTES

DEVELOPMENT WILL NOT BE PERMITTED THAT WOULD DETRACT FROM THE VISUAL QUALITY OF A GREEN ROUTE OR RESULT IN THE LOSS OF PROTECTED TREES. WHERE APPROPRIATE IT WILL BE EXPECTED TO CONTRIBUTE TOWARDS THE IMPROVEMENT OF GREEN ROUTE ENHANCEMENT AREAS THROUGH LANDSCAPE AND PLANTING SCHEMES.

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

Monitoring: Through quality of the environment surveys.

SHOPFRONTS AND ADVERTISEMENTS

4.24 Shopfronts are an important element of the commercial street scene, and there is often pressure to update and develop them, particularly in accordance with retailers' national corporate image. To maintain the overall street character, well designed shopfronts that fit well into the street scene and do not form a discordant element are a necessity.

4.25 The Council will produce Supplementary Planning Guidance on the design of shopfronts covering aspects such as;

- Lighting/ illumination of buildings
- Fascia and fascia signs
- Shutters and security measures
- Replacement shopfronts
- Relationship of a particular shopfront to other buildings in the street scene
- Adding features to a shop frontage
- The use and reinstatement of traditional shopfronts, shopfront features and signs in appropriate locations.

POLICY WBE15: SHOPFRONT DESIGN

A NEW SHOPFRONT WILL ONLY BE PERMITTED IF IT RELATES WELL TO THE ARCHITECTURAL FRAMEWORK OF THE BUILDING AND ITS MATERIALS AND STYLE ARE COMPATIBLE WITH THE CHARACTER OF THE STREET AND AREA. IN ORDER TO AVOID A BLANK APPEARANCE A WINDOW DISPLAY SHOULD BE INCLUDED AND INAPPROPRIATE SECURITY MEASURES SUCH AS SOLID SHUTTERS IN UNSYMPATHETIC MATERIALS WILL BE REFUSED.

Implementation: Through the development control process.

Monitoring: Check quality of development on the ground.

4.26 Under the legislation, advertising control is dealt with separately from the mainstream planning process. Advertisements can have a particularly damaging effect on an area in terms of detriment to amenity (especially in residential areas), and safety to users of the public highway.

POLICY WBE16: OUTDOOR ADVERTISING

THE COUNCIL WILL ONLY PERMIT OUTDOOR ADVERTISEMENTS WHICH ARE SYMPATHETIC IN DESIGN TO THEIR SURROUNDINGS IN RELATION TO AMENITY AND HIGHWAY SAFETY.

Implementation: Through the development control process.

Monitoring: Survey quality of advertisements.

4.27 Traditional shopfronts in conservation areas can contribute greatly to the overall street scene. Policy WBE17 helps enable the Council to ensure that new

4.39F Local Planning Authorities have a duty to review their areas from time to time to consider whether further designation of conservation areas is called for or indeed whether cancellation of designation should be considered, where an area or part of an area is no longer considered to possess the special interest which led to its original designation.

4.39G The Council has carried out an assessment of Remenham village and has found that an area around the church warrants conservation area status. Wokingham District Council has ~~therefore proposes to~~ designated this part as a Conservation Area during the plan period. (FM/4/1)

4.39H In the Wokingham town conservation area, the Council propose to secure visual enhancement schemes along for example Rose Street, Market Place and Denmark Street when key sites come up for redevelopment. This will incorporate schemes such as replacing insensitively converted shopfronts with shopfronts that better reflect the character of the area. Proposals for the Twyford Conservation Area incorporate improvements to the quality of the public realm, for example, removing excess street furniture, using better quality materials when paving and kerbing next replacing.

POLICY WHE3: DEMOLITION IN CONSERVATION AREAS

CONSENT WILL BE REFUSED FOR THE DEMOLITION OR REDEVELOPMENT OF BUILDINGS OF INDIVIDUAL MERIT OR GROUP VALUE IN CONSERVATION AREAS.

Implementation: Through the development control process.

Monitoring: Studies of conservation areas.

4.40 New building is not precluded in conservation areas, but must be treated with care. In order to ensure appropriate development solutions in conservation areas, the Council will require detailed consideration of the design of new development proposals.

4.41 The area surrounding designated conservation areas is also of importance. Inappropriate development, particularly on prominent sites could detract from the amenity, character and value of such areas.

4.41A Therefore policy WHE4 addresses both development in and adjoining conservation areas.

POLICY WHE4: DEVELOPMENT IN AND ADJOINING CONSERVATION AREAS

DEVELOPMENT WITHIN A CONSERVATION AREA SHOULD PRESERVE OR ENHANCE THOSE FEATURES THAT CONTRIBUTE TO ITS DISTINCT CHARACTER OR APPEARANCE. WHEN CONSIDERING AN APPLICATION FOR DEVELOPMENT IN A CONSERVATION AREA IT WILL BE CONSIDERED AGAINST THE FOLLOWING CRITERIA:

A) THE LANDFORM AND ANY NATURAL FEATURES ARE RESPECTED;
B) THE HISTORIC LOCAL PLOY LAYOUT, BOUNDARY TREATMENTS AND BUILDING RELATIONSHIPS ARE RESPECTED;
C) MATERIALS ARE SYMPATHETIC TO THE LOCAL TRADITION;

D) THE HISTORIC MASSING, SCALE AND PROPORTIONS OF SURROUNDING BUILDINGS ARE RESPECTED.
E) EXTENSIONS TO BUILDINGS SHOULD BE SUBSERVIENT TO THE EXISTING BUILDING, AND SHOULD REFLECT THE CHARACTER AND FORM OF THE ORIGINAL BUILDING.
F) LIGHTING AND ILLUMINATION OF SHOP FACIAS AND OTHER ADVERTISEMENTS SHOULD NOT DETRACT FROM THE ARCHITECTURAL OR HISTORIC QUALITY OF THE CONSERVATION AREA.

THE ABOVE REQUIREMENTS WOULD ALSO APPLY TO DEVELOPMENT PROPOSALS THAT ARE OUTSIDE A CONSERVATION AREA, BUT WOULD AFFECT ITS SETTING OR VIEWS INTO OR OUT OF IT.

Implementation: Through the development control process.

Monitoring: Through detailed studies of conservation areas.

AREAS OF SPECIAL CHARACTER

4.43 There are some areas or attractive groups of buildings where there is a consistent period or character reflecting the area's past, but where a conservation area designation is not justified. It is desirable to protect these areas from development or change that may harm the particular character of that area. These areas are known as 'Areas of Special Character' (ASCs) and are shown on the Proposals Map.

4.43A ~~Although there is no statutory protection afforded to an ASC, measures are desirable to ensure that harmful changes do not occur.~~ ASCs can provide a link to the past and a sense of place, which can be diminished through unsympathetic new development. **Within these areas the Council will ensure that harmful changes do not occur.** (FM/4/2)

POLICY WHE8: DEVELOPMENT IN AREAS OF SPECIAL CHARACTER

PROPOSALS FOR DEVELOPMENT IN THE AREAS OF SPECIAL CHARACTER, IDENTIFIED ON THE PROPOSALS MAP, WILL BE EXPECTED TO RESPECT THEIR HISTORICAL CONTEXT. IN PARTICULAR, ATTENTION SHOULD BE PAID TO VOLUME, SCALE, FORM, MATERIALS AND QUALITY OF THE NEW DEVELOPMENT.

Implementation: Through the development control process.

Monitoring: Studies of Areas of Special Character.

4.45 Historic parks and gardens form a valuable part of the District's heritage. Those on the English Heritage Register include;Bearwood College (grade II*); Farley Hall (II); Park Place and Temple Coombe (II*); Swallowfield Park (II); The Deanery, Sonning (II*); Temple Island (II*) (part of Fawley Court historic parkland). Other parks and gardens recorded on the Wokingham District Sites and Monuments Record are considered by other policies in the plan. In order to conserve and restore these parks and gardens, the Council will encourage the use of management plans.

land will depend on its specific circumstances, for example where parts of the garden have an uncultivated, natural or wooded character, they will not be regarded as previously developed areas. Although sites outside settlements may also have these characteristics, they will not be considered suitable for new housing development as they tend to be in unsustainable locations. Only previously developed land within urban areas is acceptable for housing allocations.

5.11G Good public transport corridors are locations in settlements within **a** 400 m **walk from~~of~~** a stop (railway station or bus stop) **on~~of~~** a good service. A good public transport service meets the following requirements:

a) a least one timetabled service on the route in both directions every thirty minutes during peak hours (7:00 to 9:00 and 16:00 to 19:00 Monday to Saturday); and

b) at least one timetabled service on the route in both directions every hour during off-peak hours (9:00 to 16:00 and 19:00 to 22:00 Monday to Saturday and between 7:00 and 22:00 on Sundays).

~~This accords with the definition in the Council's "Housing Site Assessment Approach" document. The Council will have regard to the long term commercial viability of any existing or proposed service. A development outside of Good Public Transport corridors may be acceptable where it results in sufficient improvements to the service to accord with the above definition. However, such service improvements would need to be in place before the completion of the first dwelling.~~ (FM/5/14)

5.11H The Council **will~~may~~** amend its approach for identifying housing allocations in any future review of this Local Plan **to ensure it reflects the latest guidance (including the Structure Plan).** This **w**ould include the suitability of sites identified in Policies WH2A and WH2B. ~~In addition, other policy approaches including Green Gaps/Wedges may also be amended in any review to this Plan.~~ (FM/5/15)

POLICY WH1: HOUSING DEVELOPMENT – SITE SELECTION PROCESS

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

Implementation: Through the Local Plan and development control process

Monitoring: Planning applications

5.12 Only part of the District's housing requirement is met through the allocation of specific areas of land for development. Housing will continue to be built on unidentified sites. In accordance with Berkshire Structure Plan Policies (C1 and H5), these sites will be within the boundaries of identified settlements. Any proposals for residential development will also need to accord with Policy WOS2.

5.12A There is a need to make full use of ~~previously developed~~**existing** land within **settlements**~~i.e. urban areas~~, which can often be achieved through the development of backland areas. However, such locations are often highly constrained due to their close proximity to existing housing. The potential for visual and functional intrusion in these circumstances is acute and the Council will require high standards of design to overcome these problems. The Council will also seek to ensure that development proposals make the most efficient use of land by ensuring that such development does not prejudice (or landlock) the comprehensive development of adjacent sites. Piecemeal development of individual plots of garden or other land within such areas (which are suitable for more comprehensive development) will be refused unless the application demonstrates that the development of other adjacent sites would not be unreasonably prejudiced by the proposal. This will ensure that development proposals make the most efficient use of land. (FM/5/16)

POLICY WH1A: HOUSING DEVELOPMENT - UNIDENTIFIED SITES

WITHIN IDENTIFIED SETTLEMENTS PROPOSALS FOR USING LAND AND BUILDINGS FOR HOUSING WILL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING SUSTAINABLE DEVELOPMENT CRITERIA:

a) DEVELOPMENT PROPOSALS WILL MAKE THE MOST EFFICIENT USE OF LAND AND BUILDINGS, HAVING REGARD TO THE NEED TO MAXIMISE DENSITIES, A PROPER MIX OF HOUSING AND ADEQUATE LEVELS OF AFFORDABLE HOUSING;

b) THE EXTENT THAT FUTURE RESIDENTS WOULD BE CAR DEPENDENT OR HAVE GOOD ACCESS TO ALTERNATIVE MEANS OF TRANSPORT

c) HOW SUCCESSFUL THE DESIGN AND LAYOUT OF THE PROPOSALS WOULD BE IN MINIMISING ANY ADVERSE IMPACT ON THE CHARACTER OF ADJOINING BUILDINGS AND/OR THE LANDSCAPE AND ECOLOGY OF OPEN AREAS

d) THE EXTENT TO WHICH PROPOSALS WOULD MAKE MORE EFFICIENT USE OF EXISTING SOCIAL AND PHYSICAL INFRASTRUCTURE, HAVING REGARD TO THE CUMULATIVE IMPACT OF DEVELOPMENT

Implementation: Planning permissions to private and public sector housebuilders, having regard to Planning Guidelines.

Monitoring: Planning applications.

5.13 The sites that have been identified in Policy WH2 have been selected on the basis of their performance against a number of **sustainability,** environmental **and other** criteria as outlined in Policy WH1. There is no priority order or ranking of sites within Policy WH2. Appendix 3C includes details of the net density anticipated for each site listed In Policy WH2. This appendix also provides details on some of the necessary and directly related services, amenities and infrastructure which should be provided in connection with the development. (FM/5/17)

POLICY WH2: HOUSING DEVELOPMENT - IDENTIFIED SITES

IN ACCORDANCE WITH THE COUNCIL'S OBJECTIVE OF PROMOTING A SUSTAINABLE PATTERN OF DEVELOPMENT THROUGHOUT THE DISTRICT,

~~Monitoring: Monitor release of sites for development, including planning permissions~~ (FM/5/21)

5.14 The retention of the existing housing stock is important in helping to meet the overall requirements of the District. Consequently, net losses of existing housing will only be acceptable in exceptional circumstances.

POLICY WH3: EXISTING RESIDENTIAL USES

THE COUNCIL WILL NORMALLY RESIST PROPOSALS INVOLVING THE LOSS TO OTHER USES OF EXISTING RESIDENTIAL ACCOMMODATION. HOWEVER, CONSIDERATION WILL BE GIVEN TO MAKING AN EXCEPTION TO THIS POLICY WHERE:

a) THE PROPOSAL WOULD PROVIDE ESSENTIAL COMMUNITY SERVICES, OR

b) A CHANGE OF USE OF A LISTED BUILDING WOULD HELP TO SECURE ITS PRESERVATION OR ENHANCEMENT, OR

c) THE EXISTING ACCOMMODATION IS NOT SELF-CONTAINED AND A SEPARATE ACCESS CANNOT BE SATISFACTORILY PROVIDED, OR

d) THE AMENITY OF THE EXISTING ACCOMMODATION IS SO POOR AS TO RENDER INAPPROPRIATE ITS RETENTION IN RESIDENTIAL USE.

FOR ANY SUCH EXCEPTION TO BE ACCEPTABLE, THE PROPOSED DEVELOPMENT SHOULD REPLACE AT LEAST THE NUMBER OF DWELLINGS LOST, PROVIDE AFFORDABLE HOUSING ON THE BASIS OF THE REQUIREMENTS OF POLICY WH7, HAVE NO ADVERSE IMPACT UPON THE CHARACTER OF THE ENVIRONMENT OR ON LOCAL AMENITY, AND COMPLY WITH ALL OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN.

Implementation: The development control process.

Monitoring: Planning applications, appeal decisions, housing completions.

5.14A It is important that residential schemes achieve densities of at least 30 dwellings per hectare as this helps minimise the need for development on green field sites. In particular situations, densities below 30 dwellings per hectare may be acceptable in order to safeguard the character of the area. However, the Council expects that most schemes will achieve higher densities than this minimum figure.

5.14B Net site areas are used to calculate density, as they give a far more accurate estimate of density. Annex C of PPG3 defines 'net site density' as including only those areas that will be developed for housing and directly associated uses. This will include:

- access roads within the site;
- private garden space;
- car parking areas;
- incidental open space and landscaping; and
- children's play areas where these are to be provided.

it therefore excludes:

- Major distributor roads;
- Primary schools
- Open spaces serving a wider area; and
- Significant landscape buffer strips.

Further guidance on the calculation of net site areas and locations where higher densities may be appropriate is included in Appendix 3D.

5.14C The Council's definition of good public transport corridors is included in paragraph 5.11G.

POLICY WH3A: HOUSING DENSITY GUIDELINES

WHEN DETERMINING PLANNING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR PROPOSALS THAT MAKE INEFFICIENT USE OF LAND. SCHEMES WILL BE EXPECTED TO ACHIEVE BETWEEN 30-50 DWELLINGS NET PER HECTARE AND ON THAT BASIS WILL BE SUPPORTED SUBJECT TO THE COUNCIL'S SUSTAINABILITY POLICIES. AT PLACES WHERE THERE IS GOOD PUBLIC TRANSPORT ACCESSIBILITY OR WHERE THERE ARE CENTRES ALONG GOOD QUALITY PUBLIC TRANSPORT CORRIDORS, DENSITIES IN EXCESS OF 50 DWELLINGS NET PER HECTARE WILL BE SUPPORTED.

Implementation: The development control process.

Monitoring: Planning applications and appeal decisions

5.15 The continuing increase in single person and small households has reinforced the demand for flats and smaller units of accommodation. Factors to take into account in determining whether or not a property is suitable for conversion include the size and character of the property, and the effect on residential amenity and environmental character of the proposed conversion.

POLICY WH4: CONVERSIONS/SUB-DIVISION OF HOUSING, INCLUDING BEDSITS/MULTI-OCCUPATION

THE COUNCIL WILL GIVE FAVOURABLE CONSIDERATION TO PROPOSALS FOR THE CONVERSION OR SUB-DIVISION OF DWELLINGS, AND IN SOME CASES NON-RESIDENTIAL BUILDINGS, FOR RESIDENTIAL USES PROVIDED THAT:

a) EACH UNIT IS SELF-CONTAINED WITH ADEQUATE INTERNAL LIVING SPACE AND ITS OWN PRIVATE FACILITIES INCLUDING BASIC AMENITIES

b) THE AMENITY OF NEIGHBOURING OR ADJOINING PROPERTIES IS NOT ADVERSELY AFFECTED

c) THERE IS NO ADVERSE EFFECT ON THE CHARACTER OF THE ENVIRONMENT, INCLUDING ON ANY CONSERVATION AREA OR LISTED BUILDING

greater townscape variety. (More detailed information on housing mix and densities can be found in the Council's Housing Design Guidelines).

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

POLICY WH6: VARIETY OF HOUSING

ON SITES WHERE RESIDENTIAL DEVELOPMENT IS CONSIDERED ACCEPTABLE BY THE COUNCIL, PROPOSALS WILL BE EXPECTED TO INCORPORATE A MIX AND BALANCE OF DENSITIES, DWELLING TYPES AND SIZES.

PARTICULAR EMPHASIS WILL BE GIVEN TO THE NEED FOR ONE AND TWO BEDROOM DWELLINGS.

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

Monitoring: Planning applications and permissions.

5.19A Policy WH6A emphasises the importance of good design for new residential schemes. It should be read in conjunction with Policy WBE1, which relates to more general design issues.

5.19B PPG3 stresses the importance of using land more efficiently. This includes avoiding developments of less than 30 dwellings per hectare net. In order to achieve these aims, good design must be achieved which will enable areas to retain their character and also avoid compromising the quality of the environment. Good design will be expected to address both the layout of the scheme and the design of individual buildings. Policy WH6A will enable the Council to reject residential schemes of poor design.

5.19C The Council will produce Supplementary Planning Guidance for the design of new residential schemes, covering aspects such as:

- How the design and layout of proposed schemes should fit within both the local and wider context of the locality;
- How the local pattern of streets and spaces, building traditions, materials and ecology should be respected;
- References to sources of good practice on the layout and design of new development.

POLICY WH6A: DESIGN GUIDANCE – RESIDENTIAL DEVELOPMENT

WHEN DETERMINING APPLICATIONS FOR NEW HOUSING SCHEMES, THE COUNCIL WILL REFUSE PLANNING PERMISSION FOR POOR DESIGNS THAT OCCUR IN HOUSING DESIGN, LAYOUTS, SETTING AND LANDSCAPE PROPOSALS. APPLICANTS MUST DEMONSTRATE HOW A SCHEME PROVIDES A HIGH QUALITY OF DESIGN/LAYOUT, AN ADEQUATE MIX OF HOUSING TYPES AND A LANDSCAPED SETTING COMMENSURATE WITH THE LOCATION OF THE SITE.

Implementation: The development control process.

Monitoring: Planning applications

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

a) 'affordable' housing for first time buyers
b) accommodation at below market price
c) housing in partnership with a registered housing association
d) dwellings at affordable rents
e) shared ownership schemes.

The Council wishes to see that those with special needs are also catered for; the District Council's Housing Strategy contains details of categories of those with special needs. **Definitions of the 'low cost market housing' and 'reduced cost market housing' elements of affordable housing are included in the Glossary.** (FM/5/22)

5.20A Based on information provided by the Housing Requirements Study 2002, there is a requirement for 373 affordable units per annum. This represents 26% of the overall annual shortfall in housing supply in Wokingham District of 1,413 identified in the Housing Requirements Study. It is recognised that this level of shortfall in the supply of housing exceeds the annual strategic requirements for 2001-2006 (as outlined in the Berkshire Structure Plan 1997). The Council has therefore followed the advice in PPG3 (paragraph 7) that housing provision set through RPG and Structure Plan processes, should not be reviewed through a Local Plan. Consequently, the Council (as outlined in Table 5.1) will only seek to meet the housing requirements of the Berkshire Structure Plan 1997 (for the period 2001-2006).

5.20B Since the Council is not seeking to supply sufficient housing to alleviate the overall shortfall in supply, it is vital that it seeks the provision of affordable housing on all appropriate sites. It has therefore reduced the site size thresholds to the minimum levels permitted in Circular 6/98 to enable the maximum provision of affordable housing units within the District. The provision of affordable housing is particularly important following the Council's rejection of a new settlement at Grazeley (Policy WSM1 in the Deposit Local Plan). The rejection of Grazeley has further constrained supply since it would have provided 500 affordable homes. It is therefore important to seek the provision of affordable housing on all suitable sites as explained in paragraph 5.20E.

5.20C The Council's Housing Requirements Study 2002 points to the need for tenure types to be biased towards rented accommodation. However, the Council is prepared to negotiate with developers for a range of affordable housing, including rented, shared ownership and low cost market, providing the overall target percentage is achieved.

5.20D The Council will seek the provision of affordable housing on all suitable sites. In initially assessing whether a site is suitable for affordable housing, the Council will use gross figures in calculating the site area and/or dwellings proposed. In line with the advice in PPG3 concerning mixed communities, a variety of tenures will be sought across all appropriate sites. In deciding on the mix of affordable housing on any particular site, the Council will have regard to the variety of tenures in the locality.

5.20E The Council will also consider a range of other factors in assessing the suitability of a site for the provision of affordable housing. These will include the proximity of the site to local services and facilities and access to public transport services, whether there

are particular costs associated with the proposal e.g. decontamination or long term management or the need to meet other planning objectives. However, it should be recognised that sites in locations further from local services and facilities may still need to include an element of affordable housing. This will help meet the requirements of those individuals in need as outlined in paragraph 5.20I.

5.20F The provision of affordable housing will normally be achieved through the involvement of a Registered Social Landlord (RSL), nominated by the Council and registered with the Housing Corporation, so that its properties can be secured for successive occupiers. **In most instances, t**~~T~~he affordable housing will need to be delivered to Housing Corporation Scheme Development Standards (SDS). The Council will wish to secure affordable housing at a price that reduces the need for public subsidy. Where a registered social landlord is involved, sufficient controls over future occupancy are secured. Where other private companies build affordable houses the Council will negotiate a planning obligation or it may impose conditions to control occupancy to ensure an adequate supply of suitable occupants. (FM/5/23)

5.20G Wherever possible, the affordable housing should be provided on-site. **The form of on site provision is subject to negotiation between the applicant and the Council.** ~~This will normally be in the form of serviced plots offered to an RSL partner, nominated by the Council, at nil cost. In certain circumstances it may be appropriate for a developer to build out the affordable units to Housing Corporation Scheme Development Standards and sell these back to the nominated RSL.~~ (FM/5/24)

5.20H In accordance with development sizes, developers are expected to make provision for affordable housing on site. However, consideration will be given, where there is sufficient justification, to a financial or other contribution towards provision of affordable housing on another site within the district. The financial contribution sought will equate directly to the cost of delivering elsewhere the affordable housing requirement for the site in question. Where off-site provision is accepted, the scale of the overall requirement for affordable housing will not be reduced.

5.20I Allocation of affordable housing will be dealt with through the Council's Housing Register, and associated registers which deal with special needs, low cost home ownership, and key workers. Allocation of housing will be in keeping with the Council's Allocations Policy and Plan.

5.20J In 1991, the following settlements listed in paragraph 1.7 of the Plan had populations over 3,000: Crowthorne (Pinewood), Earley, North Finchampstead, Twyford, Wargrave, Winnersh, Wokingham and Woodley. All other settlements listed in paragraph 1.7 had 3,000 or fewer population. The Council will have regard to the results of the 2001 Census that may indicate changes in the population of each settlement (listed in paragraph 1.7), and consequently the application of Policy WH7.

5.20K Where a proposal involves the redevelopment of a site where affordable housing is located, the Council will expect their replacement with an equivalent number and type of units as part of the scheme. This will be in addition to the requirements for affordable housing on the site necessary under this Policy.

POLICY WH7: AFFORDABLE HOUSING

ON RESIDENTIAL SCHEMES OF 5 OR MORE DWELLINGS OR OF 0.25 HECTARES OR MORE IN SETTLEMENTS OF 3,000 OR FEWER POPULATION, AND OF 15 OR MORE DWELLINGS OR OF 0.5 HECTARES OF MORE

ELSEWHERE, THE COUNCIL WILL SEEK UP TO 26% OF ALL NEW DWELLINGS GRANTED TO BE AFFORDABLE HOUSING. BEFORE GRANTING PERMISSION FOR RESIDENTIAL DEVELOPMENT, THE COUNCIL WILL NEED TO BE SATISFIED THAT SECURE ARRANGEMENTS ARE MADE TO ENSURE THAT THE BENEFITS OF AFFORDABLE HOUSING WILL BE ENJOYED BY SUCCESSIVE, AS WELL AS INITIAL, OCCUPIERS OF THE PROPERTIES

Implementation: Consultation with providers of affordable housing.

Monitoring: Planning applications and permissions.

5.21 Caravans and mobile homes will contribute to the total housing provision in the District, and are useful, when allowed on a temporary basis, for the assessment of other, permanent proposals. However, in land use terms such developments have many of the implications and requirements of permanent dwellings, and where adverse effects result that cannot be resolved, planning permission will be refused. This policy is not intended to include permanent stay gypsy sites which are considered in Policy WH12 below.

POLICY WH8: CARAVANS AND MOBILE HOMES

THE COUNCIL WILL CONSIDER APPLICATIONS FOR THE USE OF LAND FOR RESIDENTIAL CARAVAN AND MOBILE HOME SITES AGAINST THE SAME CRITERIA BY WHICH IT JUDGES APPLICATIONS FOR PERMANENT DWELLINGS, AS GIVEN UNDER POLICY WH1A.

APPLICATIONS WILL BE CONSIDERED FAVOURABLY, SUBJECT TO LOCAL ENVIRONMENTAL AND AMENITY CONSIDERATIONS, IN ORDER TO MAKE THE BEST USE OF LAND IN BUILT-UP AREAS. PARTICULAR ATTENTION WILL BE GIVEN TO ENSURING THAT VISUAL AMENITY IS FULLY PROTECTED.

Implementation: The development control process.

Monitoring: Number of caravans and mobile homes granted consent.

5.22 The need for affordable housing in the District is confirmed in the Council's Housing Requirements Study. Where there is a demonstrable lack of affordable housing, it will be sought where possible within housing developments at an appropriate scale. However, in the absence of sufficient sites coming forward, provision may be made under the rural 'exceptions' scheme, for the development of sites on which permission for residential development would not normally be granted.

5.22A Development will usually be undertaken by Registered Social Landlords and supported by the Council in its role as an enabler of affordable housing provision. The Council will ensure that any development permitted under this policy respects the scale and character of the site and its surroundings, and that any scheme would be compatible with the criteria given in Policy WH1A.

POLICY WH9: AFFORDABLE HOUSING - PROVISION BY EXCEPTIONS

IN EXCEPTIONAL CIRCUMSTANCES, PLANNING PERMISSION MAY BE GRANTED FOR SMALL SCALE SCHEMES SOLELY FOR AFFORDABLE HOUSING TO MEET PROVEN LOCAL NEEDS. THESE DWELLINGS WOULD BE

PROPOSAL WR5: PUBLIC OPEN SPACES AT EARLEY

THE COUNCIL WILL CONTINUE TO ACQUIRE AND LAY OUT FOR PASSIVE RECREATIONAL PURPOSES OUTSTANDING SECTIONS OF OPEN SPACES ADJACENT TO LOWER EARLEY WAY AT EARLEY, AS SHOWN ON THE PROPOSALS MAP:

~~a) AREA 2 - BETWEEN MARSH FARM AND MELDRETH WAY~~

~~b)~~a) AREA 5 - SOUTH OF CHATTERIS WAY ADJACENT TO MELDRETH WAY

~~c)~~b) AREA 11 - TO THE SOUTH-EAST OF SHINFIELD ROAD. (FM/9/5)

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

Monitoring: Planning applications determined.

9.18 In addition, a number of greenways were proposed as recreational routes through open spaces in Earley. These are not intended to be formal routes, may not need to be surfaced and would not be lit. Whilst some individual links have been provided sections are still incomplete and in some cases unsecured.

PROPOSAL WR6: EARLEY GREENWAYS

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

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

Monitoring: Planning applications determined.

Provision of Public Open Space in New Residential Development

9.19 The provision of public open space in new residential areas is an important material consideration in dealing with planning applications. A standard of 4.3 hectares per 1,000 population has been adopted by the Council which is considered a reasonable size to accommodate various recreational facilities in demand by the local population. The table in Appendix 5 sets out the basis of the guidelines. The guidelines can be flexible taking into account local circumstances. For example, where a site is physically too small to accommodate the larger types of open space required by the guidelines (i.e. sports pitches, allotments or a formal park) appropriate provision of some public open space (especially for younger children) should be made within the site with the balance provided by contributions towards the future provision of off-site facilities. Design standards for children's play spaces are set out in Appendix 6. It is recognised that the need for open space differs with different types of development and Policy WR7 will be applied in a flexible manner. For example, where there is a scheme for sheltered housing for the elderly, open space requirements may be less and in a different form than for family housing. It should be noted that the provision of public open space in new residential development does not include land designated

as land liable to flooding. In such cases the provision of public open space to meet this standard should be met within the housing site allocation.

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

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

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

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

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

Monitoring: Planning applications determined.

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

9.21 There is also a need to provide open spaces within employment areas for the enjoyment and use of employees. Commercial development is likely to create the need for facilities where staff can take breaks both during and after the working day. Activity may range from team games to more individual activities. The Council will apply, where appropriate, planning obligations and conditions where development proposals are likely to contribute to demand in accordance with Policy WOS4. As a general guideline the provision of 1.5 hectares per 1,000 employees is considered to provide sufficient open space to accommodate the recreational requirements generated by employees within new employment areas. Provision of recreational facilities close to employment locations reduces the need to travel and the pressure on existing facilities.

and congestion. The *Berkshire Structure Plan 1991 - 2006* has a clearly set out overall strategy, Policy OS1, with sustainability as a core concept. A key policy on transport is Policy LD5 which gives policy guidance on transport considerations in dealing with development proposals. The importance of the Integrated Transport Strategy is set out in Policy T1 and a number of proposed schemes are listed. There are also a number of policies for aspects of the transport strategy such as cycling and parking.

Resources

10.13 Resources for transport schemes are limited and bids through the Local Transport Plan process have been requested to be realistic. A block allocation of funds is granted with priority given to projects to ~~discourage car use~~, improve road safety and to encourage greater use of walking, cycling and public transport in order to meet the transport objectives. (FM/10/1)

10.13A One way to reduce the demand for transport is to implement policies on the location of development. Policy LD5 in the Berkshire Structure Plan gives guidance on the location of development in relation to the transport network. The policy requires major development to be well located in relation to public transport and cycle and pedestrian routes. In addition local and day to day facilities should be located near to their clients in local centres which are easily accessible by walking and cycling in order to reduce the need for longer journeys. Activities generating large numbers of trips should be located together so that a single trip can serve several purposes. Development that tends to attract journeys should be located where it is readily accessible by a choice of transport modes. Developments that are likely to be major generators of travel demand should not be located independently thereby attracting single purpose trips but be in mixed areas, such as the centres named in this plan and at public transport interchanges. In accordance with the PPG13, applications for larger developments will require transport assessments covering all modes of transport so as to assess the likely modal split of journeys to and from the site. Details of proposed measures to improve access by public transport, walking and cycling and to reduce the number of motorised journeys will be required.

10.13B This policy covers all development and is in addition to policies on pedestrian routes, cycling and public transport. In rural areas the location of development should be in local service centres which act as focal points for the community. Policy WCC1 of this plan highlights that there are certain uses which have to be located in rural areas or away from other uses and in these and other special circumstances it may be necessary, if justified, to relax the requirement of this policy.

LOCATION OF DEVELOPMENT AND GENERAL TRANSPORT ISSUES

Location of Development

POLICY WT1: LOCATION OF DEVELOPMENT

MAJOR DEVELOPMENT WILL BE LOCATED ON SITES THAT ARE CAPABLE OF BEING WELL SERVED BY PUBLIC TRANSPORT. DEVELOPMENT THAT IS LIKELY TO ATTRACT MANY JOURNEYS SHOULD BE LOCATED WHERE IT IS READILY ACCESSIBLE BY A CHOICE OF TRANSPORT MODES. MAJOR TRIP GENERATORS SHOULD NOT BE LOCATED INDEPENDENTLY THEREBY ATTRACTING SINGLE-PURPOSE TRIPS BUT BE IN TOWN CENTRES AND

OTHER MIXED USE AREAS SO THAT A SINGLE TRIP WILL SERVE A NUMBER OF PURPOSES. EXISTING AND PROPOSED RESIDENTIAL AREAS SHOULD HAVE, IN REASONABLE PROXIMITY, ACTIVITIES THAT PEOPLE WISH TO USE FREQUENTLY, SUCH AS SHOPS SELLING CONVENIENCE GOODS, A PRIMARY SCHOOL, SOME EMPLOYMENT OPPORTUNITIES, AND RECREATION AND COMMUNITY FACILITIES.

Implementation: Through development control having regard to information on the location of services and the availability of public transport.

Monitoring: Through the annual commitments exercise which gives details of the location of development.

Accessibility Profiles

10.15 Local authorities are told in PPG13 that they should establish 'accessibility profiles' for public transport in order to determine those sites that could meet its policy goals. These profiles should reflect the catchment area served and the likely quality of service. The likely availability and use of public transport is stated to be a very important ingredient in determining locational policies designed to reduce the need for travel by car. The Council will prepare an accessibility profile of the District, which will be increased in sophistication as resources permit. Initially it will concentrate on the availability of public transport and the location of services that people could walk or cycle to.

10.17 Whilst there is considerable emphasis in national and strategic guidance on the reduction in the use of cars, this must be applied in the context of already high car ownership and the limited availability of public transport services in some locations. At present in many parts of Wokingham District there is simply no practical alternative to the private car. The problems of the lack of a suitable alternative have been clearly made by many respondents to the consultation exercises. Non-car users are disadvantaged in comparison with car users.

Access to Development

10.18 It is important to ensure that all development is accessible both for all modes of transport and by all users irrespective of any handicap.

POLICY WT2: ACCESS TO DEVELOPMENT

ALL DEVELOPMENT MUST BE PROVIDED WITH A SATISFACTORY ACCESS INCLUDING FOR THOSE WHO ARE HANDICAPPED IN MOBILITY TERMS AND PROVISION FOR ACCESS BY FOOT AND BY CYCLE. IN LARGER DEVELOPMENTS THE PROVISION OF BUS ACCESS AND SUITABLY LOCATED BUS STOPS WITH SHELTERS WILL ALSO BE REQUIRED.

Implementation: Through the development control process.

Monitoring: Through the evaluation of development on site.

10.19 Accessibility to development in terms of the built environment is covered by Policy WBE9. Issues of general access are addressed in policy WOS3 and the supporting text thereto.

its use. Giving it better access to centres than the private car can make it more attractive than it otherwise would be. Therefore buses will, subject to other considerations, particularly pedestrian safety, be allowed access to areas where other traffic is banned or restricted including areas otherwise limited to pedestrians.

10.31A The current levels of overall accessibility to town centres particularly by environmentally friendly modes of transport, will be enhanced in order to support the local economy and to maintain the viability and vitality of the centres.

10.31B Pedestrian access plans will be developed for the centres of Wokingham, Woodley, Earley and Twyford.

Parking

10.32 The parking standards, set out at Appendix 7, take account of PPG3 (March 2000) and PPG13 (March 2001). The standards are maximum standards. The application of these standards will be based on the accessibility of the development site by public transport. For this purpose the District has been split into three zones based on an assessment of accessibility by public transport..

10.35 In making suitable provision for parking, the needs of disabled people are provided for in the standards.

10.36 The quality of car parking is as much a matter of concern as the quantity. If car parking is to be used and thus meet the purpose of the standard, the spaces must be appropriately located. Studies have shown that there is a lack of communal parking close to dwellings for visitors even when quantitative standards have been met. There is also an under use of garages and hardstandings due to poor layout and dwelling design. Garages are often used for storage rather than parking. Within residential areas as part of the overall provision consideration will be given to the needs of visitors..

10.37 As well as cars, it is essential that proper provision is made for cycles, motorcycles and lorries. Cycle parking facilities should be well related to cycle tracks. The provision of such facilities will prevent obstruction of footways and assist security. Such facilities should be provided in connection with all development.

POLICY WT6: PARKING PROVISION

WHERE ADDITIONAL DEVELOPMENT TAKES PLACE THE COUNCIL WILL SEEK THE PROVISION IN APPROPRIATE LOCATIONS WITHIN THE DEVELOPMENT OF CAR, CYCLE, MOTORCYCLE AND LORRY PARKING IN ACCORDANCE WITH THE COUNCIL'S STANDARDS.

Implementation: Through development control and the annual capital programme of transport investment and environmental improvement and the local transport plan programme.

Monitoring:. Through the Local Transport Plan Process.

Safety

10.38 The Council considers it important to meet the government's targets in relation to safety and the reduction in accidents. The development control process gives the Council the opportunity to consider the road safety aspects of all new

developments. All measures designed to improve safety must be carried out in an environmentally sensitive manner.

10.39 The control and design of proper vehicular access to the public highway can have an important effect on safety. The Council wishes to ensure that all new accesses are designed to a good standard incorporating adequate visibility for vehicles and pedestrians, pedestrian facilities and signing where appropriate. On primary, secondary and other busy routes it is important to ensure that accesses are designed to permit vehicles to turn round on site, thereby avoiding the need for reversing on to the highway, which is a particularly dangerous activity. In considering the location of accesses for new development, decisions will be taken having regard to the proximity to other road junctions, traffic signals, pedestrian crossings, other highway features and the access arrangements for adjoining properties.

10.40 The formation of certain vehicular cross-overs requires planning consent. In determining applications for cross-overs, the Council will pay particular attention to their implications for the safe flow of traffic and pedestrian safety. All schemes will be expected to provide adequate visibility.

10.40A The Council will seek to ensure that all new developments incorporating local or access roads are designed, in particular, to minimise speed and create safe conditions on the highway as well as an attractive environment. In the majority of cases this should be achieved by layouts and careful design, avoiding where possible the need to introduce superimposed features such as humps.

POLICY WT7: ROAD SAFETY

IN ORDER TO PROMOTE ROAD SAFETY FOR ALL ROAD USERS, THE ROAD SAFETY IMPLICATIONS OF ALL PROPOSALS WILL BE EXAMINED AND SAFETY MEASURES IMPLEMENTED WHERE IT IS JUSTIFIED BY A NEW DEVELOPMENT PROPOSAL.

Implementation: Through development control.

Monitoring: Through road safety and accident monitoring and the Road Safety Plan.

Street Lighting

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

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

Strategic Policy

11.8 The context in which the *Berkshire Structure Plan 1991 - 2006* was prepared was that there is a need to reduce the rate of development within the County in order to allow time for infrastructure and services to catch up with recent major development. Hence, the overall strategy of the Berkshire Structure Plan 1991 - 2006 is to seek sustainable development and improvement to the quality of life in Berkshire by pursuing objectives that include the restraint of development to levels that respect the limits set by environmental, infrastructure and other constraints on the development of land.

11.9 Policy LD6 of the Berkshire Structure Plan 1991 - 2006 also provides that before proposals for development are permitted, the local planning authorities will require to be satisfied that infrastructure, services and amenities made necessary by the development are provided or will be provided at an appropriate time.

11.10 The Berkshire Structure Plan 1991 - 2006 includes general policies in respect of individual services, a range of amenities and various aspects of infrastructure such as water supply, flooding, leisure and recreation opportunities and telecommunications.

Supplementary Planning Guidance

11.11 The policies of this plan relating to the provision of services, amenities and infrastructure are augmented by additional guidance in the form of the Council's *Planning Guidelines* relating to the implementation of service, amenity and infrastructure requirements within the plan area.

COMMUNITY FACILITIES

Safeguarding Existing Facilities

11.13 In the interest of existing communities and in view of difficulties existing organisations have in obtaining premises it is important that existing facilities are safeguarded. Community facilities are public buildings and uses of benefit to the community. These would normally fall within D1 of the Town & Country Planning (Use Classes) Order 1987 and include public halls, schools, churches, libraries and doctors surgeries. Public houses can also play an important part within communities and therefore in areas where they form part of very limited local facilities their loss will be resisted. The Council has carried out a 'Community and Leisure Facilities Audit'. The document highlights areas with deficiencies, at capacity or with spare capacity. It and any updates will form a factual basis to any future negotiations with applicants.

POLICY WIC1: EXISTING COMMUNITY FACILITIES

PLANNING PERMISSION WILL NOT BE GRANTED FOR PROPOSALS THAT INVOLVE THE LOSS OF COMMUNITY FACILITIES, INCLUDING SCHOOLS, PUBLIC HOUSES, AND POLICE STATIONS, UNLESS THE AUTHORITY IS SATISFIED THAT THERE IS NO NEED IN THE LOCALITY FOR THE BUILDING/LAND FOR THAT PARTICULAR COMMUNITY FACILITY OR ALTERNATIVE PROVISION IS AVAILABLE NEARBY.

Implementation: Through the development control process.

Monitoring: Planning applications determined.

Provision of New Community Facilities

11.14 The District Council will generally encourage the provision of new community facilities in appropriate locations within the plan area. There are a variety of needs in the District. These include Youth Drop in Centres, and additional meeting rooms for local religious organisations and local community groups. Although a variety of needs can be identified for many areas, specific proposals are only included in the plan when a suitable site has been identified and the scheme is likely to progress during the lifetime of the Plan.

POLICY WIC2: PROVISION OF NEW COMMUNITY FACILITIES

THE COUNCIL WILL ENCOURAGE THE PROVISION OF NEW ESSENTIAL SERVICES AND COMMUNITY FACILITIES SUBJECT TO THE PROVISIONS OF OTHER RELEVANT POLICIES AND PROVISIONS OF THIS PLAN. PREFERENCE WILL BE GIVEN TO SITES LOCATED WITHIN TOWN, VILLAGE AND DISTRICT CENTRES AND ON SITES THAT ARE LOCATED WITHIN EASY REACH OF ALTERNATIVE TRANSPORT MODES.

Implementation: In consultation with providers of community facilities and through the development control process.

Monitoring: Planning applications determined.

11.18 One undeveloped site at Woosehill was reserved by the Council for education purposes (namely a primary school). This is on land south of the Woosehill District Centre. However, it has subsequently been established that there is insufficient need within the locality for a primary school. It is therefore considered appropriate, bearing in mind the site's location, that the site should be identified for community uses. An application has since been approved on part of the site for a health centre (F/2001/5535) on 20/02/02.

PROPOSAL WIC6: SITE FOR ADDITIONAL COMMUNITY FACILITIES ON LAND SOUTH OF WOOSEHILL DISTRICT CENTRE

THE COUNCIL WILL SAFEGUARD LAND AS SHOWN ON THE PROPOSALS MAP FOR COMMUNITY FACILITIES, SOUTH OF WOOSEHILL DISTRICT CENTRE.

Implementation: In consultation with providers of community facilities and through the development control process.

Monitoring: Planning applications determined.

Community Halls within Residential Areas

11.19 A survey of community facilities in the Wokingham District was published in September 1994 to assess current levels of provision. In established residential areas where there is a lack of community facilities new provision will be encouraged.

Surface Water Run- Off

11.34 Unless carefully sited and designed, new development can increase run-off by the addition of impermeable surfaces such as roofs and paved areas. This can result in increased risk of flooding downstream and to surrounding areas, as well as damage to the water environment. The Council will encourage permeable surfaces, in parking areas for example.

Flood Plains

11.35 The Environment Agency has statutory responsibilities for water resources, pollution control, flood defence, fisheries, recreation, conservation and navigation. New development can cause flooding, pollution and erosion of areas located downstream. Accordingly development will be restricted in areas liable to flood and in locations that would result in an increased flood risk in surrounding areas and downstream. In preparing flood compensation schemes consideration should be given to the primary use of the land. Flood compensation schemes will not be acceptable within residential curtilages unless it can be demonstrated that the main use as a garden would not be affected.

11.35A Planning Policy Guidance 25: Development and Flood Risk (July 2001) sets out the importance to managing and reducing flood risk in the land-use planning process, to acting on a precautionary basis and to taking account of climate change. Susceptibility of land to flooding and flood risk is a material planning consideration. The Environment Agency has a lead role in providing advice on flood issues at a strategic level and in relation to planning applications.

11.35B The Proposals Maps in this Plan shows the flood plain as at 2002~~1~~. However, the flood plain maps will be used and updated over time and the Proposals Map should be used as only indicative. The developer must therefore check with the Council or the Environment Agency for the latest available version on the extent of flood risk in the District. These maps provide a basis for consultation with the Environment Agency and will not be used as the sole basis for decisions on where these planning policies apply. ~~Developers will have regard to the risk-based approach to proposals for development in or affecting flood risk areas. Guidance on flood risk assessments is provided in PPG 25, Appendix F. The Council will seek to apply the sequential test (in consultation with the Environment Agency) to ensure development is in lower risk category, consistent with other sustainable development objectives. The Environment Agency through appropriate planning conditions and/or planning obligations may request flood mitigation measures~~. **Developers will have regard to the risk based approach to proposals for development in or affecting flood – risk areas, as set out in paragraph 30,Table 1 of PPG25. Where development and/or residents may be at risk from flooding, or may increase flood risk to others, the developer will carry out an appropriate flood risk assessment related to the scale and nature of the development proposed. This will accompany the application. Guidance on flood risk assessments is contained in PPG25 Annex F The Council will seek to apply the sequential test (in consultation with the Environment Agency) to assess the appropriateness of the development and to ensure that there are no reasonable options available in a lower risk category, consistent with other sustainable objectives. Where a risk from non-fluvial flooding sources has been identified as an issue by the Council, residents or statutory undertakers then the developer must undertake a flood risk assessment to investigate that risk."** (FM/11/6)

~~11.35C Developers should also seek the views of insurers or the insurance industry at an early stage to avoid difficulties with the cost or availability of insurance. Their technique of flood risk assessment may differ from that of the Environment Agency. This may impact potential property buyers through mortgage availability and/or insurer requirements, for example. (FM/11/7)~~

11.35D It is essential to demonstrate that an assessment of the risk of groundwater flooding or local flooding due to run-off exceeding the capacity of drainage systems has been taken into account when formulating development proposals.

11.35E Similarly, the Council will require evidence of the use of sustainable drainage systems in the design of any planning proposal. Sustainable drainage systems involve moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes. Sustainable drainage options can include:

- Preventive measures e.g. Rain-water recycling;
- Filter strips and swales e.g. Vegetated landscape features with a gentle downhill gradient to drain water evenly off impermeable surfaces, mimicking natural drainage systems;
- Filter drains and permeable and porous pavements e.g. Allows rainwater and run-off to infiltrate into permeable material placed below ground to store water prior to discharge;
- Infiltration devices e.g. below-ground or surface structures to drain water directly into the ground (soakaways, infiltration trenches, swales with infiltration and infiltration basins) at source or piped to an appropriate area; and
- Basins and ponds e.g. structures designed to hold water when it rains. Basins are free from water in dry weather and ponds contain water at all times and are designed to hold more when it rains. This can include wetlands and reedbeds.

11.35F The Council consider the use of sustainable drainage systems make a significant contribution towards sustainable development by:

- Managing environmental impacts at source, rather than downstream;
- Managing water run-off rates, reducing erosion, and the impact of urbanisation on flooding;
- Protecting or enhancing water quality;
- Being sympathetic to the environmental setting and the needs of the local community;
- Providing opportunities to improve biodiversity by creating habitats for wildlife in watercourses; and
- Encouraging more natural groundwater recharge.

POLICY WIC16: DEVELOPMENT IN FLOOD PLAINS

IN AREAS LIABLE TO FLOOD, DEVELOPMENT WILL NOT BE PERMITTED UNLESS IT CAN BE DEMONSTRATED THAT, BY ITSELF, OR CUMULATIVELY WITH OTHER DEVELOPMENT, IT WILL NOT:

a) IMPEDE THE FLOW OF FLOOD WATER; OR

b) REDUCE THE CAPACITY OF THE FLOOD PLAIN TO STORE WATER; OR

c) INCREASE THE NUMBER OF PEOPLE OR PROPERTIES AT RISK FROM FLOODING.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined within flood areas.

POLICY WIC17: SURFACE WATER RUN-OFF LIABLE TO CAUSE FLOODING

PLANNING PERMISSION WILL NOT BE GRANTED FOR NEW DEVELOPMENT OR REDEVELOPMENT OF EXISTING URBAN AREAS IF SUCH DEVELOPMENT WOULD RESULT IN AN INCREASED FLOOD RISK IN SURROUNDING AREAS AND DOWNSTREAM DUE TO ADDITIONAL SURFACE WATER RUN-OFF. WHERE DEVELOPMENT IS PERMITTED, IT MUST INCLUDE APPROPRIATE ATTENUATION MEASURES DEFINED BY THE COUNCIL IN CONSULTATION WITH THE ENVIRONMENT AGENCY.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

POLICY WIC18: WORKS AFFECTING WATERCOURSES

THE COUNCIL WILL ENSURE THAT ALL WORKS IN, UNDER, OVER AND ADJACENT TO WATERCOURSES DO NOT ADVERSELY AFFECT THE WATERCOURSE.

Implementation: Through development control process and in consultation with the Environment Agency.

Monitoring: Planning applications determined.

11.36 The Environment Agency and the relevant water company or sewerage undertaker - Thames Water will be consulted on foul water and surface water drainage aspects of relevant developments so that they can satisfy themselves that adequate sewerage and treatment facilities are, or can be, made to serve the proposed development. **Developers must also have regard to the potential impacts of foul and surface water quality on ground and surface water drainage in accordance with policy WIC15.** Developers undertaking new development involving foul and surface water sewers should refer to advice contained in "Sewers for Adoption (5th Edition) – a design and construction guide for developers" published by Water UK/WRc plc. (FM/11/8)

POLICY WIC19: FOUL WATER DRAINAGE

WHERE DEVELOPMENT IS ACCEPTABLE IN PRINCIPLE, UNDER THE POLICIES OF THIS PLAN, DEVELOPMENT PROPOSALS WILL BE EXPECTED TO PROVIDE ADEQUATE CAPACITY FOR FOUL WATER DRAINAGE

IN CONSIDERING PROPOSALS FOR DEVELOPMENT, ACCOUNT WILL BE TAKEN OF THE IMPACT ON EXISTING INFRASTRUCTURE PROVISION, WHERE POSSIBLE, THE APPROPRIATE CAPACITY WILL BE ACHIEVED THROUGH THE USE OF APPROPRAITE PLANNING CONDITIONS OR OBLIGATIONS.

Implementation: Through development control process and in consultation with the Environment Agency **and Sewerage Undertaker**. (FM/11/9)

Monitoring: Planning applications determined.

Development Control Ref No:	Received	Parish
F/2002/7745	01.11.2002	Wokingham

Applicant: T A Fisher

Location: 24 Rectory Road and 1 Glebelands Road, Wokingham.

Proposal: Erection of 14 Flats with associated car parking facilities. Demolition of existing dwellings and outbuildings.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation and Emy Circuit

SUMMARY:

Proposal –

The application relates to a 0.25 hectare site located on the north-western corner of the junction of Rectory Road and Glebelands Road, currently occupied by two, two-storey detached houses. The site is located within the Identified Settlement of Wokingham, outside but close to the town centre, retail centre and the Wokingham Town Centre Conservation Area. Both Rectory Road and Glebelands Road are designated as Green Routes. It is proposed to demolish the two existing houses and erect a block of fourteen flats, with access from Rectory Road.

The proposal is before the Development Control Committee because it is for more than ten dwellings and, hence, constitutes a major development.

RECOMMENDATION: REFUSE PLANNING PERMISSION

Background Papers

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

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

Planning History

There are two existing dwellings on the site 24 Glebelands Road and 1 Rectory Road. Erection of 24 Glebelands Road predates planning records although the planning history indicates that the property has been extended. Outline planning permission for demolition of an existing bungalow and erection of four detached dwellings, now Nos 1, 3, 5 and 7 Glebelands Road was granted in 1968, with full permission being granted the following year. There have been no previous proposals for redevelopment of the current application site.

Consultations –

- ***Access and Movement*** – no objection subject to conditions and relatively minor revisions.
- ***Landscape Officer*** – on the basis of the tree survey submitted a number of the trees on the site have been included in a tree preservation order; the re-siting of the proposed flats and car ports overcomes concerns regarding the impact on some of these trees; a high quality landscaping scheme will be required.
- ***Environmental Health Officer*** – no objection subject to a condition restricting the hours of construction.
- ***Ecologist*** - a bat survey would be required
- ***Drainage Officer*** – No objection subject to conditions relating to surface water drainage.
- ***Crime Prevention Design Adviser*** – no comments received but the Council has been informed that comments will only be submitted where there are concerns regarding proposals
- ***Thames Water*** – no objection.
- ***Environment Agency*** – no objection subject to conditions and informatives.
- ***Wokingham Town Council*** – *"object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town."*
- ***Local Residents*** – initially 12 letters objecting to the original proposal were been received from 11 households in the vicinity. Six of these household wrote in response to the first set of revised plans and five, plus two new objectors, in relation to the second set of revisions. Issues raised can be summarised as follows:

  Highway issues – Rectory Road is already busy/much of the traffic has little regard for pedestrians or other traffic and minor accidents have occurred. The proposal/location of the access close to the chicane outside Waitrose/traffic lights would result in additional traffic/turning movements and reduce safety; what traffic calming measures are proposed for Rectory Road? the proposed parking would not be adequate; the proposed siting could prejudice future road improvements; the existing access between 3 & 5 Glebelands Road should not be used by construction traffic or future residents.

  Character of the area – the application relates to a prominent corner site on a Green Route; the bulk, height, form, scale and massing of the proposed three-storey building and parking area would be out of keeping with the predominantly two-storey, detached dwellings on that side of Rectory Road and would be closer to the pavement than existing buildings/prominent on the corner; it is more

relevant to the character of this area to maintain openness than to provide an 'end stop/ sense of enclosure' as suggested by the applicant; the only three-storey building in Glebelands Road is Tythe Court which is set back; the Council should consider placing TPO on the healthy trees on the site.

Local services, amenities and infrastructure – the proposal would result in the loss of two family homes but would fall below the threshold for providing affordable housing.

Residential amenity – The proposed building would be taller, deeper and closer to 3 Rectory Road than the existing building and its bulk would have an adverse impact on the neighbouring property and result in overshadowing/loss of light and loss of outlook/overbearing. Of the six proposed windows four would be obscure glazed but should also be non-opening and the roof lights do not appear to be high level, so overlooking of 3, 5 & 7 Glebelands Road would be possible. The increase in the number of dwellings and vehicle movements would result in disturbance. The proposed pitched roof car ports and landscaping would minimise overlooking of 22 Rectory Road but, otherwise, this could be a concern. There would be overlooking of 26 Rectory Road and 2 and 2A Glebelands Road.

Flooding and drainage – The existing sewer is shared with 3, 5 & 7 Rectory Road and could not support the development.

Other issues – some of the land included within the application boundary is highway land; the proposal would set a precedent for redevelopment of other properties in Rectory Road; the loss of the existing dwellings is unnecessary; neighbouring properties would be devalued

Appraisal – the main issues are:

A. The principle of development (Policies OS1, LD1, H4, H5 & H6 of the Berkshire Structure Plan, STV1, SH1 & SH3 of the South East Area Local Plan and WOS1, WOS2, WH1A & WH3 of the Wokingham District Local Plan (as proposed to be modified))
B. Residential Density and Housing Mix (Policies H9 of the Berkshire Structure Plan, SH7 & SH8 of the South East Area Local Plan and WH3A & WH6 Wokingham District Local Plan (as proposed to be modified)
C. The impact on the character of the surrounding area (Policies EN1 of the Berkshire Structure Plan, STV6, SH1, SBE1, SBE2, SBE8 & SBE9 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10, WBE11, WBE12 & WHE4 of the Wokingham District Local Plan (as proposed to be modified))
D. The impact on the amenity of neighbouring properties (Policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified))
E. Access and Movement (Policies LD5, T3 T6 & T7of the Berkshire Structure Plan, ST3, ST5 & ST9 of the South East Area Local Plan and WT1, WT6 & WT7 of the Wokingham District Local Plan (as proposed to be modified))
F. Service, Amenity and Infrastructure contributions (Policies of the LD6 & LH7 Berkshire Structure Plan; SPS1, SH7 & SH8 of the South East Area Local Plan and WOS4, WH7, WR7 & WIC12A of the Wokingham District Local Plan (as proposed to be modified))

G. Flooding and Drainage (Policies EN3 of the Berkshire Structure Plan, SPS3 & SPS4 of the South East Area Local Plan and WIC16, WIC17 & WIC19 of the Wokingham District Local Plan (as proposed to be modified))
H. Ecological Issues (Policies of the SC10 South East Area Local Plan and WNC3 & WNC6 of the Wokingham District Local Plan (as proposed to be modified))
I. Comments made by Wokingham Town Council
J. Comments made by local residents

A. <u>The principle of development</u>

The application site is located in a sustainable location close to the centre of Wokingham, which is a category A settlement. It is 40 metres from the edge of the town centre, as defined in the Wokingham District Local Plan (as proposed to be modified) and a 90 metre walk from the edge of the retail centre (Waitrose store). As such it is an appropriate location for residential redevelopment and the proposal is acceptable in principle.

B. <u>Residential density and housing mix</u>

Wokingham District Local Plan (as proposed to be modified) policy WH3A expects residential schemes to achieve between 30-50 dwellings per hectare (dph) and, in areas with good public transport accessibility, in excess of 50 dph. Appendix 3D, which amplifies this advice, suggests that 30 dph could be achieved on a small site, in an area with a suburban character and within 800 metres of the town centre. In an area with urban characteristics this would increase to 60 dph. The site has an area of 0.25 hectares, which would result in a density of 56 dph. The area is predominantly residential but does include some commercial uses, such as surgeries and in view of the requirement of policies WOS1 and WH1A t maximise use of land, the proposed density is considered acceptable.

Policy WH6 seeks to provide a variety of dwelling types and sizes in accordance with local requirements, established by the Council's Housing Requirements Study 2002. In this case three one-bedroom and eleven two-bedroom flats are proposed. Since the policy indicates that emphasis should be placed on provision of one- and two-bedroom dwellings, this mix is considered acceptable.

C. <u>The impact on the character of the surrounding area</u>

The application site is located in a prominent position, at the corner of Glebelands Road and Rectory Road. This is a sensitive location as both roads are designated as Green Routes and the site is just outside the Wokingham Conservation Area.

The area contains some commercial uses and a variety of dwelling types and styles, including single-family houses, flats and sheltered accommodation. Building designs are varied and, while the majority are two-storey, there are a number of three-storey buildings in the vicinity, the nearest being Lockton House and Woodstock, on the opposite side of the road. Thus, it is considered to be a location where three-storey development may be acceptable. However, the siting of the proposed building would be such that it would project forward of the existing buildings in both Rectory Road and Glebelands Road, which would

cause it to be prominent in the street scene. This prominence would be exacerbated by the design of the building, the main body of which would have an almost square footprint, resulting in a bulky roof form with a large flat element.

The applicants have suggested that the proposed development would provide *"a partial end stop in the street reflecting the development opposite in Rectory Road and creating a sense of enclosure"*. However, this approach is not considered to be appropriate in this location: the area has a surprisingly spacious, suburban feel, given the proximity to the town centre, and the junction is characterised by its openness and the greenness provided by mature trees. A large prominent building would be detrimental to this character.

A tree survey was submitted with the application and on the basis of this information, a number of the trees on the site have been included in a Tree Preservation Order (TPO). The siting of the flats, as originally proposed, would have required one of the TPO trees to be pruned (a London Plane, No 6 on the tree survey) and the garages at the south-west corner could have had an adverse impact on the Corsican Pine (No 36 on the tree survey). An initial revision was submitted which overcame this objection: the scheme has been subject to further amendments but the distances from these trees have been maintained. There is a holly tree on the boundary with 3 Glebelands Road, that is included in the TPO, due to its quality, and it is unlikely that this could be successfully retained. However, it is not prominent in public views of the site and the Arboricultural Officer would not object to its loss, subject to planting of a suitable replacement elsewhere on the site.

Were the proposal to be approved a high quality landscaping scheme would be considered essential.

D. <u>The impact on the amenity of neighbouring properties</u>

The greatest impact would be on 3 Glebelands Road. This is a two-storey detached dwelling, with a single storey annex adjacent to the northern boundary, giving it an L-shaped footprint (it is noted that neither the ordnance survey plan nor the site layout plan, Drawing No 1686/10 show the full extent of this annex). In the rear elevation of the two-storey part of the house, there are living room, study and WC windows at ground-floor level and bedroom and bathroom windows at first-floor level. There are no windows in the southern flank of the main house but there are windows in the south elevation of the single-storey extension, including a utility room and a kitchen window. The kitchen is a large room, which provides space for a dining table and would be considered as a habitable room. The space enclosed by the L-shaped footprint of the building is its main private amenity space. The back-to-flank distance from the existing house, 1 Glebelands Road is 12 metres and there is 19.5 metres between the rear elevation of 1 Glebelands Road and the kitchen window.

The proposed building would be predominantly three-storey, with second-floor accommodation contained within the roof space, although the part closest to the boundary with 3 Glebelands Road would be single-storey.

The main part of the proposed building would be six metres from the flank of 3 Glebelands Road and would have an eaves height of 5.5 metres, ridge height

of 10.2 metres and project eight metres to the rear of the neighbouring property, while the single-storey element would be four metres from the flank of No 3 and would have and eaves height of 2.6 metres, ridge height of 4.4 metres and would project by six metres. While there would be no technical infringement of daylight to 3 Glebelands Road the proposed flats would lie to the south of the neighbouring property and it is considered that the siting and height of the proposed building, in relation to this neighbour would overshadow habitable rooms and the private rear garden of the neighbouring property and have an overbearing impact. It is also noted that there is a protected oak in the rear garden of 3 Glebelands Road, that limits the usefulness of some parts the garden, and the overshadowing and overbearing impact of the proposed flats could increase pressure for work to this tree in future.

In terms of overlooking of 3 Glebelands Road, the footprint of the proposed building would result in a staggered north elevation with the main part of the building being 4.5 metres from the boundary and the smaller wing being set back by 17 metres. There would be a number of windows in these elevations of the proposed building, the majority of which would be bathroom windows, which, providing they were obscure glazed, would not permit unacceptable overlooking or a reduction in privacy. The first-floor kitchen window in flat 10 and the second-floor windows would have a greater impact.

The first-floor kitchen window in flat 10 would be in the part of the building closest to the neighbouring property and it is indicated on the proposed elevations (Drawing No 1686/17) it would be obscure glazed. This would be necessary in order to prevent unacceptable overlooking of No 3 and it would also be advisable to ensure that the window opened in such a way that views were to the east, towards Glebelands Road rather than towards the rear garden of No 3. These measures would protect the amenity of residents of the neighbouring property but would not be ideal in terms of the amenity of future occupants. While this would not in itself warrant refusal of the application it does contribute to the overall unacceptability of the proposal.

The second-floor windows would include a secondary living room window in flat 11 (a dormer, approximately 17.5 metres from the boundary and 26 metres from the annex), living/dining and bedroom windows in flat 13 and a kitchen window in flat 14 (Velux windows approximately 7.6 metres from the boundary). Although the dormer would be a second-floor window and some overlooking of the rear garden of No 3 would be possible, the distance from the boundary is considered sufficient to prevent this being unacceptable. The three Velux windows would be closer to the boundary and, to prevent unacceptable overlooking of the rear garden of No 3, it would be necessary them be high level or obscure glazed, which would be acceptable for the secondary living-room window and the bathroom but would not be ideal for the only window in a bedroom.

22 Rectory Road is a two-storey detached dwelling, the eastern flank of which faces the application site: there are no windows in this elevation. There would be a minimum of 31.5 metres between the proposed building and existing neighbour, which would be sufficient to prevent unacceptable overlooking or an overshadowing or overbearing impact. However, the proposed communal parking area, including a 24 metre long car port, would be adjacent to the

western boundary of the site, covering an area including what is currently the private rear garden of 24 Rectory Road. The car port would be 1.5 metres from the boundary and seven metres from the flank of No 22: while it is unlikely that the structure itself would not be overbearing (no elevations have been provided) there would be a significant increase in disturbance due to the number of vehicle movements. Also, depending on the management of the site, the parking area could be publicly accessible, which would reduce the security of 22 Rectory Road.

There would be a minimum of 29 metres between the proposed building and the flats on the opposite side of Rectory Road, Lockton House and Woodstock and a minimum of 26 metres between the proposed flats and 26 Rectory Road, a two-storey detached dwelling on the opposite corner of Rectory Road and Glebelands Road. There would be living room and bedroom windows in both the south and east elevations of the proposed building but these distances and the separation provided by the public street are considered to be sufficient to prevent an unacceptable relationship due to overlooking, overshadowing or and overbearing impact.

E. Access and Movement Issues

Of the two existing dwellings, 24 Rectory Road has access from Rectory Road, while 1 Glebelands Road shares access from Glebelands Road with Nos 3 & 5. Access to the proposed development would be from Rectory Road only.

The location of the cycle parking, in the car parking area, is not considered to be appropriate: cycle storage should be either within the main building or adjacent to the main entrance.

Pedestrian visibility splays of two metres by two metres should be provided at the access and the proposed gates should be set back by a minimum of five metres from the highway boundary.

A contribution towards crossing facilities/local safety schemes would be sought.

F. Service, Amenity and Infrastructure requirements

Policy WOS4 requires that development proposals have regard to provision of service, amenities and infrastructure. Where development gives rise to the need for new or extended services, this will be secured through conditions and/or a legal agreement.

Education Provision - In accordance with Policy WIC12A the Council will seek the cost of new education facilities, the need for which arises from proposals for new housing. However, in this case there are sufficient surplus primary school places in the relevant catchment to accommodate the likely pupil yield from the proposed development and the scheme would comprise entirely of one- and two-bedroom flats so there is no requirement for contributions towards secondary education.

Access and Movement - A contribution of £32,500 is sought towards local sustainable transport and traffic management measures, including improvements

for pedestrians at the Rectory Road, Glebelands Road, Palmer School Road junction.

Affordable Housing - The proposal is would result in a gross gain of 14 dwellings and a net gain of 12 on a 0.25 hectare site. Wokingham is a settlement with a population of over 3,000 where, in accordance with Policy WH7 of the emerging local plan, an element of affordable housing will be required from developments of 15 or more dwellings or sites of over 0.5 hectare. The number of dwellings proposed is below this threshold and, therefore, there is no requirement to provide affordable housing.

Public Open Space and Community Facilities - In accordance with Policy WR7 provision should be made for public open space and associated equipment. Where this cannot be provided on site, a financial contribution towards provision of these facilities will be sought. In this case, a contribution of £3,500 towards improvements to a local play area is sought.

G. Flooding

The site is not in an area identified by the Environment Agency as liable to flooding. The Environment Agency and the Council's Drainage Officer have been consulted and have no objection subject to conditions.

H. Ecological Issues

The proposal would entail the demolition of the existing buildings on the site, which have the potential to act as roost sites for bats and a survey of the site, by a trained and licensed bat worker, will be required, prior to demolition.

I. Comments made by Wokingham Town Council

The location of the access is considered acceptable by the Highway Officer.

J. Comments made by local residents

Character of the area – the impact on the character of the area and the protection of trees on the site have been addressed in section C of the appraisal; the impact on residential amenity in section D; highway issues in section E; affordable housing requirements in section F; each application is assessed on its own merit; while the impact on the amenity of neighbouring properties and the character of the area are planning issues, property prices are not; the existing dwellings are not of such architectural merit as to warrant resisting their demolition.

Flooding and drainage – Thames Water do not have any objection to the proposal. The sewer serving 3, 5 & 7 Rectory Road is a private foul sewer, which is not a planning matter.

Other issues – none of the land within the application site boundary is highway land.

Conclusion –

Recommendation – REFUSE PLANNING PERMISSION for the following reasons:

1. The size, design and siting of the proposed building and the layout of the site would result in a prominent form of development that would be detrimental to the character of the surrounding area. Therefore, the proposal would be contrary to EN1 of the Berkshire Structure Plan; SH1, SBE1, SBE2 & SBE8 of the South East Area Local Plan and WOS3, WBE1, WH1A, WH6A, WBE10 &WBE12.

2. The size and siting of the proposed building and the layout of the site would result in an unsatisfactory relationship between the proposed flats and the neighbouring properties, 3 Glebelands Road and 22 Rectory Road, in particular an overshadowing and overbearing impact on 3 Glebelands Road, which would be detrimental to residential amenity. Therefore, the proposal is contrary to policies SBE2 & SBE5 of the South East Area Local Plan and WOS3, WBE1, WH1A & WH6A of the Wokingham District Local Plan (as proposed to be modified).

3. The proposed development does not include appropriate contributions to services and infrastructure needs which would result from the proposal. As such the proposal is considered contrary to Policies LD6 of the Berkshire Structure Plan; SPS1 & SR2 of the South East Area Local Plan and WOS4, WIC1 & WR7 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This recommendation was based on the site location plan Drawing Nos 1686/00, 1686/101686/11, 1686/12, 1686/13, 1686/14, 1686, 151686/16, 1686/17, 1686/18 and 182RR01.

2. 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 OS1, LD1, LD5, LD6, H4, H5, H6, H7, H9, EN1, EN3, T3, T6, T7, EN3

   South East Area Local Plan SPS1, STV1, STV6, SH1, SH3, SH7, SH8, SBE1, SBE2, SBE5, SBE8, SBE9, ST3, ST5, ST9, SPS3, SPS4, SC10

   Deposit Draft Wokingham District Local Plan policies WOS1, WOS2, WOS3, WOS4, WNC3, WNC6, WBE1, WBE10, WBE11, WBE12, WHE4, WH1A, WH3, WH3A, WH6, WH6A, WH7, WR7, WT1, WT6, WT7, WIC12A, WIC16, WIC17, WIC19

3. The third reason for refusal will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking is signed.

4. Plans and elevations of the proposed car ports were not submitted with the application and would be required prior to any approval.

PLANNING SERVICES	HPT
PDL	TLS
APP	ENF
CS	

03 DEC 2002

COPIES TO	ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2002/7745

Proposal: Proposed erection of 14 flats with associated car parking facilities. Demolition of existing dwellings and outbuildings

Site Address: 24 Rectory Road & 1 Glebelands Road , Wokingham

Applicant: T A Fisher C/O Andrews Kalik Associates

Your observations are required in respect of this application **by 30/11/02**

At its meeting on 19 November 2002, the Planning & Transportation Committee resolved to make the following observation:

Object on the grounds that the access is too close to the traffic light controlled junction on Rectory Road, one of the main roads through the town

SIGNED: _____ **DATE:** 29/11/02

CLERK TO Wokingham Town Council

MEMBERS' UPDATE
Development Control Committee – 20 August 2003

Site Address: 4 Somerville Close, Wokingham
Application No: F/2003/9041, Pages 11-18.

The Access & Movement Officer has commented that 3 off street spaces could be accommodated on the application site. To ensure there would be adequate parking space available on site, it is recommended that a condition be attached seeking to ensure that the garage remains as garage accommodation only.

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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason:
To ensure that adequate parking space is available on the site and reduce the likelihood of roadside parking.

Comments have been received from consultees

Barkham Parish Council
The Council recommend the application be refused on the grounds that the proposed extension would block light to, and be intrusive to, the neighbouring property of No. 5 Somerville Close.

Occupiers of No. 5 Somerville Close
Object to the proposal for the following reasons:-

- Loss of light to the North East facing garden, patio, kitchen and dining room.
- Overbearing impact.
- Overdevelopment of the site.
- Inadequate off street parking.
- Impact on the trees in the rear amenity space of No. 5 Somerville Close.

The objector raises other matters. These are outlined below.

- Should planning permission be granted the objector requests that any scaffolding be sheeted with opaque plastic to maintain the privacy of the occupiers of No. 5 Somerville Close. *It would not be reasonable to attach this as a condition.*
- Should planning permission be granted the objector recommends that the applicant should grow evergreen climbers to reduce the visual impact of the extension. *It would not be reasonable to attach this as a condition.*
- Damage to plants in the garden of No. 5 Somerville Close and damage to the boundary fence. *Should planning permission be granted this matter would have to be resolved between the third party and the applicant.*

Letter of support from the applicant, Mr. Pich.

The applicant raises:-

- The proposal complies with the Supplementary Planning Guidelines.
- The design of the side extension would not be overbearing to the outlook from No. 5 Somerville Close.
- There would not be any loss of light to No. 5 Somerville Close.
- The proposal would be subservient to the host dwelling.

Site Address: Land to the rear of 46-58 Radcot Close, Woodley
Application No: F/2003/9318, Pages 43-62.

Change in Recommendation
That the application be deferred and delegated to the Development Control Manager to approve subject to the expiry of the notification period in respect of the amended plans received on 18 August 2003.

The agent has submitted revised plans further to the site visit carried out by members of the Committee. The revised plans show the terrace moved slightly to the north to ensure that the flank of plot 4 to the rear of 48 Radcot Close is 12 metres. The house proposed on plot 4 has also been moved forward by 2 metres to further reduce any perceived impact on No.48, the roof of the dwelling would be fully hipped.

The revised plans are attached to this update.

Site Address: 25 & 26 Bramshill Close, Arborfield
Application No: O/2003/9494, Pages 83-96.

The Applicant would like this application to be deferred until the next Committee to enable further representations to be made.

5 further letters of objection have been received with regard to the application. The issues raised are similar to those already addressed in the report. One letter of objection has been from the tenants of the builders yard adjoining the site. They are concerned that if flats are built within close proximity to the yard, they will get complaints in the future with regard to noise from the site. They are concerned their business would be severely curtailed as a result of this.

Site Address: Questech Ltd, Eastheath Avenue, Wokingham
Application No: O/2003/8572 and F/2003/8815, Pages 97-129.

Application O/2003/8572

An appeal has been lodged against the non-determination of this application by the Council. The recommendation has been revised as follows.

Change to recommendation:
That the Development Control Manager be authorised to
(1) Advise the applicant that the application would have been approved subject to the completion of a Section 106 Agreement to secure the agreed contributions; and
(2) Advise the Planning Inspectorate that the application would have been approved and accordingly to lodge a copy of the report to Committee as a written statement for the purposes of the current appeal.

Application F/2003/8815

A revised plan has been received from the applicant showing the pedestrian footpath along the access road. This is acceptable to the Highway Authority although a condition is still required to secure the pedestrian cross over at the access to this and the adjoining site.

Site Address: The Beeches, Wokingham Road, Hurst
Application No: F/2003/8317, Pages 153-179.

Condition 13 should read:

No part of the development shall be occupied until a travel plan has been submitted and approved in writing by the Local Planning Authority. The travel plan will be implemented as approved, unless otherwise agreed with the Local Planning Authority. *Reason: To encourage the use of sustainable travel modes.*

A further letter of objection had been received, raising issues with regard to the size of the development. These have already been addressed within the report.

Site Address: The Beeches, Wokingham Road, Hurst
Application No: TP/2003/8866, Pages 180-189.

The report in the agenda states that there was a silo previously on the site in connection with the previous use of the site. However no proof of this has yet been submitted by the applicant. Three further letters have been received with regard to this application stating that there has never been silos on the site in the past.

The silos have been reduced in size from those originally submitted and are considered to be a normal type structure found within rural areas, normally in connection with agricultural uses. As they would be of a temporary nature only, it is therefore considered that the silos alone would not warrant refusal on grounds of visual amenity.

Site Address: 24 Rectory Road and 1 Glebelands Road, Wokingham
Application No: F/2002/7745, Pages 130 - 152.

One additional letter has been received from a local resident, who supports the recommendation for refusal.

Site Address: Oaklands Nursery, Green Lane, Winnersh
Application No: F/2003/9564, Pages 244-260.

Service, Amenity & Infrastructure Requirements
Following discussions between the applicant and Council, the following contributions have been agreed upon and will be subject to a Section 106 agreement:

Highways: £23,400
Play Equipment: £4,200
Primary Education: £33,460
Secondary Education: £29,672

The Section 106 agreement will therefore entail the above contributions as well as:

- Construction of a right hand turning lane within Reading Road at the junction of Reading Road and Green Lane pursuant to an agreement to be entered into the Council under Section 278 Highways Act 1980; and
- Green Lane to be made up to adoptable standards.
- The Thames Water clause as outlined in the report will also be included within the Section 106 agreement.

Conditions
Conditions **27, 28 & 29** are not considered to be appropriate given the previous decision, and are therefore **deleted**.
Amendments:

The Recommendation in the report should read as follows:

Recommendation - GRANT PLANNING PERMISSION subject to a legal agreement to secure making up of Green Lane to adoptable standard and the provision of a right turn lane in Reading Road, prior to occupation of the first-dwelling and financial contributions of £23,400 towards local sustainable transport initiatives, £4,200 towards local play equipment and £63,132 towards local education provision, and the following conditions:

Site Address: Adjacent to 8 Lane End Close, Shinfield

Application No: F/2003/9263, Pages 288-294.

Copy of 1:500 site plan attached which was omitted from agenda. This shows the relationship of the dwelling with neighbouring properties.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 AUGUST 2003 FROM 7.00pm to 10.50pm

Mr A Ross, (Chairman), Mrs A Drake, (Vice-Chairman), Mr M Bryant, Mr R Eke, Mr D Hare, Mrs J Lissaman, Mr K Malvern and Mrs M Robertson

Also Present: David Ashman, Mrs M Long, Mrs T Marinos, Mr M Storry, Mrs P Stubbs and Paul Swaddle

95 APPLICATION F/2002/7745 ERECTION OF 14 FLATS WITH ASSOCIATED CAR PARKING FACILITIES. DEMOLITION OF EXISTING DWELLINGS AND OUTBUILDINGS AT 24 RECTORY ROAD AND 1 GLEBELANDS ROAD, WOKINGHAM FOR T A FISHER

The Committee considered a report on this Application set out on Agenda pages 130-152.

Mr P Jacobs, a local resident, spoke objecting to the Application.

RESOLVED That Application F/2002/7745 be refused for the reasons set out on Agenda page 138.

96 APPLICATION TP/2003/8560 TEMPORARY PERMISSION TO CHANGE THE USE OF RESIDENTIAL LAND TO VEHICLE PARKING AT 2a PARK ROAD, WOKINGHAM FOR MR KIBOI

The Committee considered a report on this Application set out on Agenda pages 295-302.

Mr Yap, a local resident, spoke objecting to the Application.

Mrs T Marinos addressed the Committee as a Local Ward Member objecting to the Application.

Notwithstanding the Development Control Manager's recommendation that Planning Permission be granted, the Committee took the view that the proposed change-

the residential amenity of neighbouring properties.

97 APPLICATION TP/2003/8866 TEMPORARY PERMISSION TO CONTINUE USE OF BUILDINGS FOR MANUFACTURE, STORAGE AND DISTRIBUTION OF ROOF TILES AND TRADE SALE OF ROOFING PRODUCTS AND ERECTION OF TWO SILOS AT THE BEECHES, WOKINGHAM ROAD, HURST FOR BEAUMONT ROOFING LTD

The Committee considered a report on this Application set out on Agenda pages 180-189.

The Development Control Manager drew Members' attention to additional information relating to the proposed silos, set out in the Members' update.

Mr H Larkin, representing Hurst Parish Council, spoke objecting to the Application.

Mrs Allen, a local resident, spoke objecting to the Application.

Notwithstanding the Development Control Manager's recommendation that Temporary Planning Permission be granted, the Committee took the view that the Application should be deferred for a site visit to enable Members to assess the likely impact of the silos and the proximity of the development to neighbouring properties.

RESOLVED That Application TP/2003/8866 be deferred for a site visit

16 December 2002

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF WOKINGHAM)

TREE PRESERVATION ORDER NO. 1041/2002

(Emergency Order Made in accordance with Sections 198, 201 and 203 of the Act)

Relating to trees on land at 24 Rectory Road, 1 and 3 Glebelands Road, Wokingham, Berkshire, also on highway verge of Rectory Road adjacent to 1 Glebelands Road and verge in front of 3 Glebelands Road.

Town and Country Planning Act 1990

THE WOKINGHAM DISTRICT COUNCIL

(PARISH OF WOKINGHAM)

TREE PRESERVATION ORDER NO. 1041/2002

The Wokingham District Council, in exercise of the powers conferred on them by sections 198, 201 and 203 of the Town and Country Planning Act 1990 hereby make the following Order—

Citation

1. This Order may be cited as the Wokingham District Council (Parish of Wokingham) Tree Preservation Order No. 1041/2002.

Interpretation

2. In this Order "the authority" means the Wokingham District Council and unless the context otherwise requires, any reference in this Order to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990.

Application of section 201

3. The authority hereby direct that section 201 (provisional tree preservation orders) shall apply to this Order and, accordingly, this Order shall take effect provisionally on 16 December 2002

Prohibited acts in relation to trees

4. Without prejudice to subsections (6) and (7) of section 198 (power to make tree preservation orders)(1) [or subsection (3) of section 200 (orders affecting land where Forestry Commissioners interested)], and subject to article 5, no person shall—

(a) cut down, top, lop, uproot, wilfully damage or wilfully destroy; or

(b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in Schedule 1 to this Order or comprised in a group of trees or in a woodland so specified, except with the consent of the authority and, where such consent is given subject to conditions, in accordance with those conditions.

Exemptions

4. (1) Nothing in article 4 shall prevent—

(a) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—

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(1) Subsection (6) of section 198 exempts from the application of tree preservation orders the cutting down, uprooting, topping or lopping or lopping trees which are dying, dead or have become dangerous, or the undertaking of those acts in compliance with obligations imposed by or under an Act of Parliament or so far as may be necessary for the prevention or abatement of a nuisance. Subsection (7) of that section makes section 198 subject to section 39(2) of the Housing and Planning Act 1986 and section 14 of the Forestry Act 1967.

(i) in the interests of the safe operation of the undertaking;

(ii) in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or

(iii) to enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995;

(b) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;

(c) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;

(d) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to implement a planning permission (other than an outline planning permission or, without prejudice to paragraph (a)(iii), a permission granted by or under the Town and Country Planning (General Permitted Development) Order 1995) granted on an application under Part III of the Act, or deemed to have been granted (whether for the purposes of that Part or otherwise);

(e) the cutting down, topping, lopping or uprooting of a tree by or at the request of the Environment Agency to enable the Agency to carry out development permitted by or under the Town and Country Planning (General Development Order) 1995;

(f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a drainage body where that tree interferes, or is likely to interfere, with the exercise of any of the functions of that body in relation to the maintenance, improvement or construction of watercourses or of drainage works, and for this purpose "drainage body" and "drainage" have the same meanings as in the Land Drainage Act 1991; or

(g) without prejudice to section 198(6)(b), the felling or lopping of a tree or the cutting back of its roots by or at the request of, or in accordance with a notice served by, a licence holder under paragraph 9 of Schedule 4 to the Electricity Act 1989.

(2) In paragraph (1), "statutory undertaker" means any of the following—

- a person authorised by any enactment to carry on any railway, light railway, tramway, road transport, water transport, canal, inland navigation, dock, harbour, pier or lighthouse undertaking, or any undertaking for the supply of hydraulic power,
- a relevant airport operator (within the meaning of Part V of the Airports Act 1986),
- the holder of a licence under section 6 of the Electricity Act 1989,
- a public gas transporter,
- the holder of a licence under section 7 of the Telecommunications Act 1984 to whom the telecommunications code (within the meaning of that Act) is applied,
- a water or sewerage undertaker,

- the Civil Aviation Authority or a body acting on behalf of that Authority,

- the Post Office.

Applications for consent under the Order

6. An application for consent to the cutting down, topping, lopping or uprooting of any tree in respect of which this Order is for the time being in force shall be made in writing to the authority and shall—

(a) identify the tree or trees to which it relates (if necessary, by reference to a plan);

(b) specify the work for which consent is sought; and

(c) contain a statement of the applicant's reasons for making the application.

Application of provisions of the Town and Country Planning Act 1990

7. (1) The provisions of the Town and Country Planning Act 1990 relating to registers, applications, permissions and appeals mentioned in column (1) of Part I of Schedule 2 to this Order shall have effect, in relation to consents under this Order and applications for such consent, subject to the adaptations and modifications mentioned in column (2).

(2) The provisions referred to in paragraph (1), as so adapted and modified, are set out in Part II of that Schedule.

Directions as to replanting

8. (1) Where consent is granted under this Order for the felling in the course of forestry operations of any part of a woodland area, the authority may give to the owner of the land on which that part is situated ("the relevant land") a direction in writing specifying the manner in which and the time within which he shall replant the relevant land.

(2) Where a direction is given under paragraph (1) and trees on the relevant land are felled (pursuant to the consent), the owner of that land shall replant it in accordance with the direction.

(3) A direction under paragraph (1) may include requirements as to—

(a) species;

(b) number of trees per hectare;

(c) the preparation of the relevant land prior to the replanting; and

(d) the erection of fencing necessary for the protection of the newly planted trees.

Compensation

9. (1) If, on a claim under this article, a person establishes that loss or damage has been caused or incurred in consequence of—

(a) the refusal of any consent required under this Order; or

(b) the grant of any such consent subject to conditions,

he shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.

(2) No claim, other than a claim made under paragraph (3), may be made under this article—

(a) if more than 12 months has elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or

(b) if the amount in respect of which the claim would otherwise have been made is less than £500.

(3) Where the authority refuse consent under this Order for the felling in the course of forestry operations of any part of a woodland area, they shall not be required to pay compensation to any person other than the owner of the land; and such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.

(4) In any other case, no compensation shall be payable to a person—

(a) for loss of development value or other diminution in the value of the land;

(b) for loss or damage which, having regard to the statement of reasons submitted in accordance with article 6(c) and any documents or other evidence submitted in support of any such statement, was not reasonably foreseeable when consent was refused or was granted subject to conditions;

(c) for loss or damage reasonably foreseeable by that person and attributable to his failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or

(d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under this Order or the grant of any such consent subject to conditions.

(5) Subsections (3) to (5) of section 11 (terms of compensation on refusal of licence) of the Forestry Act 1967 shall apply to the assessment of compensation under paragraph (3) as it applies to the assessment of compensation where a felling licence is refused under section 10 (application for felling licence and decision of Commissioners thereon) of that Act as if for any reference to a felling licence there were substituted a reference to a consent required under this Order and for the reference to the Commissioners there were substituted a reference to the authority.

(6) In this article—

"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and

"owner" has the meaning given to it by section 34 of the Forestry Act 1967.

FIRST SCHEDULE

TREES SPECIFIED INDIVIDUALLY
(Encircled in black on the map)

No. on Map	Description	Situation
T1	Oak (Quercus robur)	On verge in front of 3 Glebelands Road
T2	Holly (Ilex aquifolium)	On land at 1 Glebelands Road
T3	Oak (Quercus robur)	On land at 3 Glebelands Road
T4	Corsican Pine (Pinus nigra var. maritima)	On land at 24 Rectory Road
T5	Oak (Quercus robur)	On land at 24 Rectory Road
T6	Lime (Tilia x europaea)	On land at 24 Rectory Road
T7	Norway Maple (Acer platanoides)	On land at 24 Rectory Road
T8	Copper Beech (Fagus sylvatica 'Purpurea')	On land at 24 Rectory Road
T9	Lime (Tilia x europaea)	On land at 24 Rectory Road
T10	Corsican Pine (Pinus nigra var. maritima)	On highway verge of Rectory Road adjacent to 1 Glebelands Road
T11	London Plane (Platanus x hispanica)	On highway verge of Rectory Road adjacent to 1 Glebelands Road
T12	Beech (Fagus sylvatica)	On highway verge of Rectory Road adjacent to 1 Glebelands Road
		All at Grid Ref: SU 812 689

SCHEDULE 2

PART I
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990 APPLIED WITH ADAPTATIONS OR MODIFICATIONS

Provision of the Town and Country Planning Act 1990	Adaptation or Modification
Section 69 (registers)	(a) In subsection (1)— (i) omit— ", in such manner as may be prescribed by a development order,", "such" in the second place where it appears, and "as may be so prescribed"; and (ii) substitute "matters relevant to tree preservation orders made by the authority"□for "applications for planning permission". (b) In subsection (2)— (i) after "contain" insert ", as regards each such order"; and (ii) for paragraphs (a) and (b) substitute— (a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and (b) a statement as to the subject-matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.". (c) Omit subsections (3) and (4) (as required by section 198(4)).
Section 70 (determination of applications: general considerations)	(a) In subsection (1)— (i) substitute— "Subject to subsections (1A) and (1B), where" for "Where"; "the authority" for "a local planning authority"; "consent under a tree preservation order" for "planning permission" where those words first appear; and "consent under the order" for "planning permission" in both of the other places where those words appear; (ii) after "think fit", insert— "(including conditions limiting the duration of the consent or requiring the replacement of trees)"; and (iii) omit "subject to sections 91 and 92,". (b) After subsection (1) insert— "(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area. (1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such

	felling is carried out in the course of forestry operations (but may give directions for securing replanting).". (c) Omit subsections (2) and (3).
Section 75 (effect of planning permission)	(a) In subsection (1) substitute— (i) "Any" for the words from "Without" to "any"; (ii) "consent under a tree preservation order" for "planning permission to develop land"; (iii) "the consent" for "the permission"; and (iv) "the land to which the order relates" for "the land". (b) Omit subsections (2) and (3).
Section 78 (right to appeal against planning decisions and failure to take such decisions)	(a) In subsection (1) substitute— (i) "the authority" for "a local planning authority"; (ii) "consent under a tree preservation order" for "planning permission" in the first place where those words appear; (iii) "consent under such an order" for "planning permission" in the second place where those words appear; (iv) for paragraph (c) substitute— "(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or (d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,". (b) Omit subsection (2). (c) In subsection (3) for "served within such time and in such manner as may be prescribed by a development order." substitute— "in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served— (a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow; (b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.". (d) For subsection (4), substitute— "(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).". (e) For subsection (5), substitute— "(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.".

Section 79 (determination of appeals)	(a) In subsections (1) and (2), substitute "the authority" for "the local planning authority". (b) Omit subsection (3). (c) In subsection (4), substitute— (i) "section 70(1), (1A) and (1B)" for "sections 70, 72(1) and (5), 73 and 73A and Part I of Schedule 5"; (ii) "consent under a tree preservation order" for "planning permission"; and (iii) "the authority" for "the local planning authority and a development order may apply, with or without modifications, to such an appeal any requirements imposed by a development order by virtue of sections 65 or 71.". (d) Omit subsections (6) and (6A). (e) In subsection (7), omit the words after "section 78".

PART II
PROVISIONS OF THE TOWN AND COUNTRY PLANNING ACT 1990, AS ADAPTED AND MODIFIED BY PART I

The following provisions of the Town and Country Planning Act 1990, as adapted and modified by Part I of this Schedule, apply in relation to consents, and applications for consent, under this Order.

Section 69

(1) Every local planning authority shall keep a register containing information with respect to matters relevant to tree preservation orders made by the authority.

(2) The register shall contain, as regards each such order—

(a) details of every application under the order and of the authority's decision (if any) in relation to each such application, and

(b) a statement as to the subject matter of every appeal under the order and of the date and nature of the Secretary of State's determination of it.

.....

(5) Every register kept under this section shall be available for inspection by the public at all reasonable hours.

Section 70

(1) Subject to subsections (1A) and (1B), where an application is made to the authority for consent under a tree preservation order—

(a) they may grant consent under the order, either unconditionally or subject to such conditions as they think fit (including conditions limiting the duration of the consent or requiring the replacement of trees); or

(b) they may refuse consent under the order.

(1A) Where an application relates to an area of woodland, the authority shall grant consent so far as accords with the practice of good forestry, unless they are satisfied that the granting of consent would fail to secure the maintenance of the special character of the woodland or the woodland character of the area.

(1B) Where the authority grant consent for the felling of trees in a woodland area they shall not impose conditions requiring replacement where such felling is carried out in the course of forestry operations (but may give directions for securing replanting).

.....

Section 75

Any grant of consent under a tree preservation order shall (except in so far as the consent otherwise provides) enure for the benefit of the land to which the order relates and of all persons for the time being interested in it.

Section 78

(1) Where the authority—

(a) refuse an application for consent under a tree preservation order or grant it subject to conditions;

(b) refuse an application for any consent, agreement or approval of that authority required by a condition imposed on a grant of consent under such an order or grant it subject to conditions;

(c) give a direction under a tree preservation order, or refuse an application for any consent, agreement or approval of that authority required by such a direction; or

(d) fail to determine any such application as is referred to in paragraphs (a) to (c) within the period of 8 weeks beginning with the date on which the application was received by the authority,

the applicant may by notice appeal to the Secretary of State.

.....

(3) Any appeal under this section shall be made by notice in writing addressed to the Secretary of State, specifying the grounds on which the appeal is made; and such notice shall be served—

(a) in respect of a matter mentioned in any of paragraphs (a) to (c) of subsection (1), within the period of 28 days from the receipt of notification of the authority's decision or direction or within such longer period as the Secretary of State may allow;

(b) in respect of such a failure as is mentioned in paragraph (d) of that subsection, at any time after the expiration of the period mentioned in that paragraph, but if the authority have informed the applicant that the application has been refused, or granted subject to conditions, before an appeal has been made, an appeal may only be made against that refusal or grant.

(4) The appellant shall serve on the authority a copy of the notice mentioned in subsection (3).

(5) For the purposes of the application of section 79(1), in relation to an appeal made under subsection (1)(d), it shall be assumed that the authority decided to refuse the application in question.

.....

Section 79

(1) On an appeal under section 78 the Secretary of State may—

(a) allow or dismiss the appeal, or

(b) reverse or vary any part of the decision of the authority (whether the appeal relates to that part of it or not),

and may deal with the application as if it had been made to him in the first instance.

(2) Before determining an appeal under section 78 the Secretary of State shall, if either the appellant or the authority so wish, give each of them an opportunity of appearing before and being heard by a person appointed by the Secretary of State for the purpose.

.....

(4) Subject to subsection (2), the provisions of section 70(1), (1A) and (1B) shall apply, with any necessary modifications, in relation to an appeal to the Secretary of State under section 78 as they apply in relation to an application for consent under a tree preservation order which falls to be determined by the authority.

(5) The decision of the Secretary of State on such an appeal shall be final.

.....

(7) Schedule 6 applies to appeals under section 78.

15335

Dated this sixteenth day of December
in the year Two thousand and two

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

Solicitor

THE WOKINGHAM DISTRICT COUNCIL in exercise of the powers conferred on them in that behalf hereby confirm the foregoing Order No. 1041/2002 relating to trees on land at 24 Rectory Road, 1 and 3 Glebelands Road, Wokingham, Berkshire, also on highway verge of Rectory Road adjacent to 1 Glebelands Road and verge in front of 3 Glebelands Road.

without modification.

IN WITNESS whereof the Common Seal of the WOKINGHAM DISTRICT COUNCIL was hereunto affixed in the presence of

15447

Solicitor

Dated 24 April 2003.

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: 2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1 Glebelands Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 20/11/2002 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **11/12/2002**. 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: 20/11/2002

X2 19/11/02

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: 2002/7745

Proposal:
Proposed erection of 14 flats with associated car parking facilties. Demolition of existing dwelling and outbuildings.

Location:
24 Rectory Road And 1 Glebelands Road Wokingham

This application is being advertised in the Reading Chronicle newspaper on the 20/06/2003 for the following reason(s);

REVISED PLANS HAVE BEEN RECEIVED & THE 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **11/07/2003**. 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: 20/06/2003