

REFUSAL OF PLANNING
PERMISSION

P
JRS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: LUFF DEVELOPMENTS LTD
C/O ANDREWS KALIK ASSOCIATES
4 ALEXANDRA ROAD
READING
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 28111 (0)

Proposal:

RETIREMENT COMMUNITY FOR THE ELDERLY OVER THE AGE OF 55,
AND NO MORE THAN 30 FAMILY HOMES
LAND OFF LODGE ROAD, TAPE LANE & WHISTLEY GREEN SAINT
NICHOLAS HURST

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

- 01 The proposal conflicts with the Housing and Environment policies of the approved Central Berkshire Structure Plan. The site lies outside the areas allocated for housing and in the countryside within which there is a presumption against major development, and where the conservation of productive land and the landscape should predominate. (2114)
- 02 The proposal conflicts with the Overall Strategy, Housing and Environment Policies of the Draft Replacement Structure Plan for Berkshire which seeks to protect and enhance the rural environment and to secure a sharp decrease as possible in housebuilding rates. The Plan identifies areas for development in the period up to 1996 which do not include this site and establishes a strong presumption against development of the nature of this proposal which would significantly intrude into the countryside or closes gaps between settlements or within dispersed settlements. (2115)
- 03 The proposal is contrary to the Regional Strategic Guidance of the Secretary of State for the Environment in that it does not represent an incremental process of change, is not well related to the pattern of development in the area and would completely change the character of Hurst Village. (2116)
- 04 The proposal conflicts with the policies of the Hurst District Plan which provides for the development of additional housing in Hurst appropriate to the scale and character of the village and in which the

continued/-

Application 28111 continued

development of other land, such as the site of this proposal, which would intrude into open land outside the village, is precluded.(2117)

- 05 The proposal would constitute a major physical extension of Hurst Village beyond its established natural boundaries and would have a significant effect on the physical and community structure of the village.(2118)
- 06 The proposal would represent an intrusion into open countryside, would cause the coalescence of distinct elements of the village and have an impact on the setting of the Loddon Valley.(2119)
- 07 Under the provisions of Article 12 of the Town and Country Planning General Development Orders, 1977-81, the Berkshire County Council, as Highway Authority, has directed that permission be refused for the following reasons:- (R261)
- 07 The surrounding road system is substandard and the additional traffic which would be generated by this proposal would adversely affect the flow and safety of traffic.(2120)
- 08 The proposed development does not make provision for acceptable footway links to the surrounding footway network.(2121)

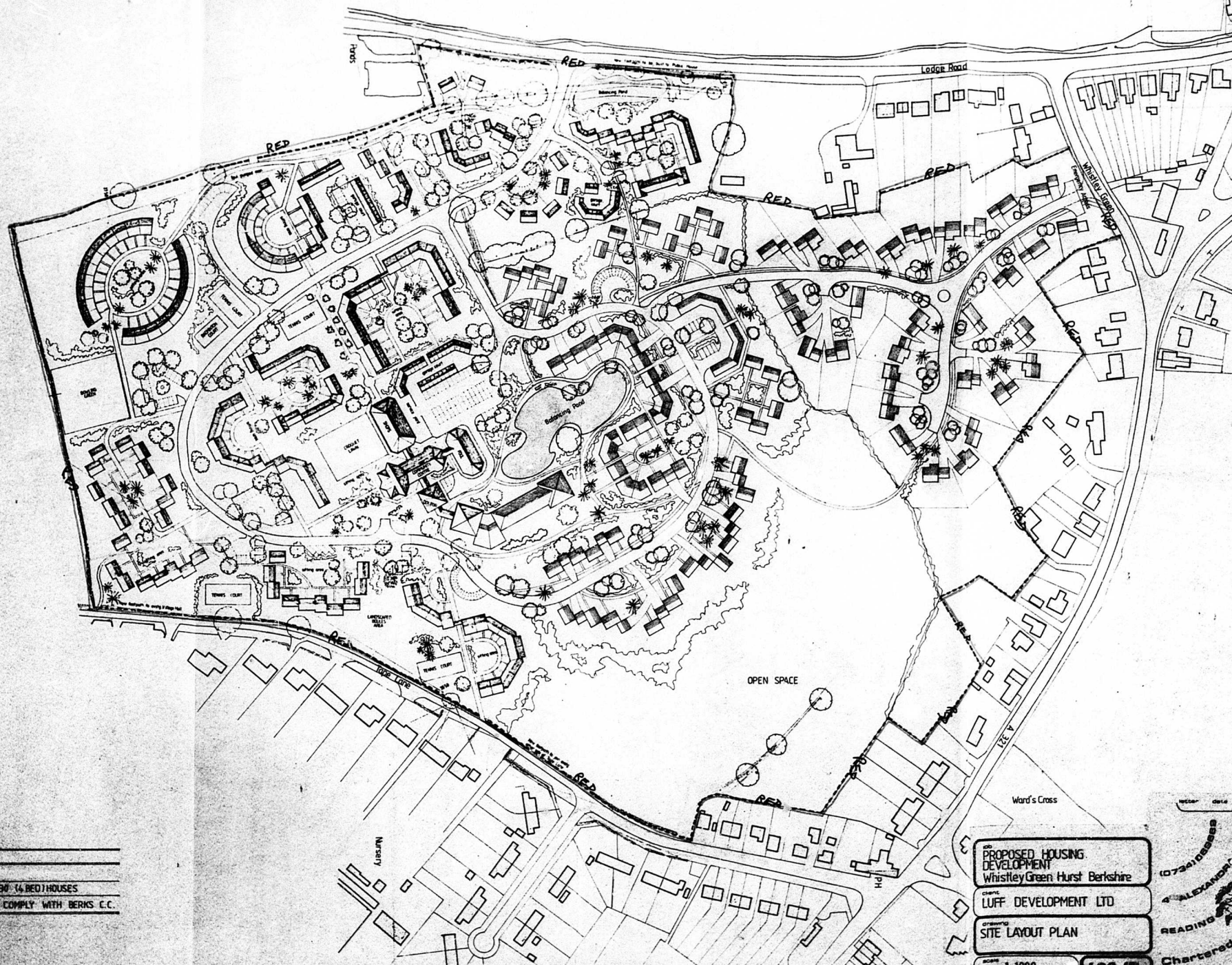
Date.....

20 AUG 1981

Handwritten signature
District Secretary

N.B. A statement of the applicant's rights is attached

PLANNING DEPT.	
MAILED TO	
COPIES TO	
11 JUN 1987	
ACKNOWLEDGED	
DATE	



ACCOMMODATION

RETIREMENT COMMUNITY

210 BUNGALOWS (2 BED) - 30 (4 BED) HOUSES

CAR PARKING STANDARDS TO COMPLY WITH BERKS C.C.

PROPOSED HOUSING DEVELOPMENT
Whistley Green Hurst Berkshire

client
LUFF DEVELOPMENT LTD

drawing
SITE LAYOUT PLAN

SC846 1:1000

0004 APR 11

428/

(0734) 088893
ALEXANDER ROAD
BERKENHIRE
Architects
READING
Chartered
ANDREWS KALIK ASSOCIATES