

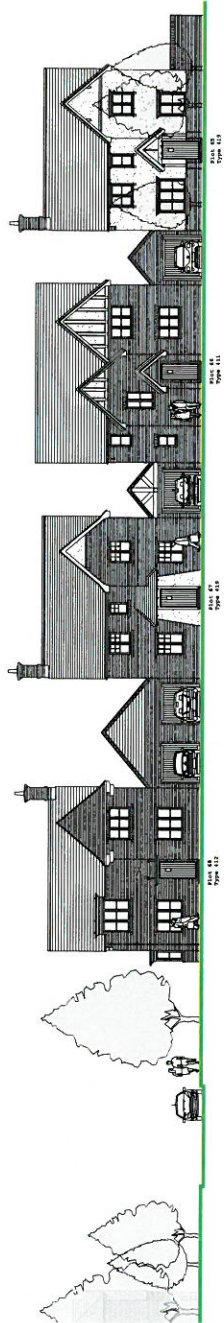
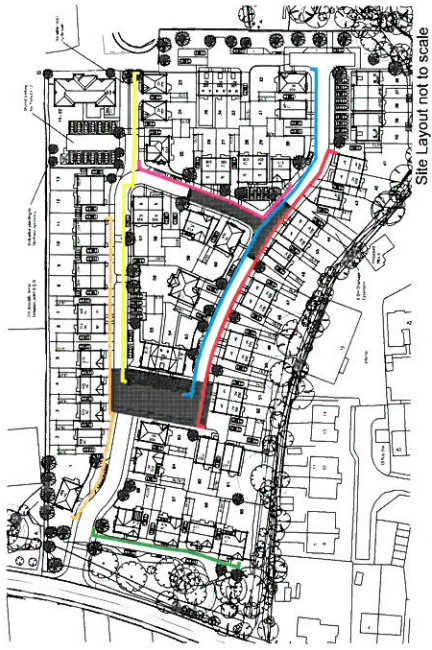
Allied Bakery Site,

Viscount Way, Woodley.

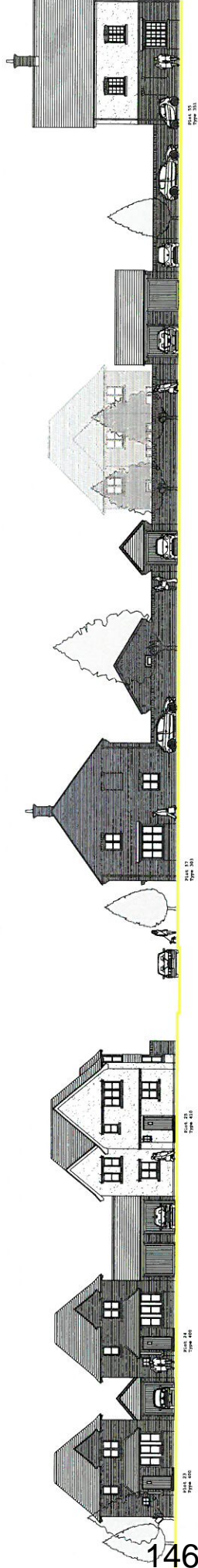
SITE LOCATION PLAN.

SO-003-SLP-01. A.

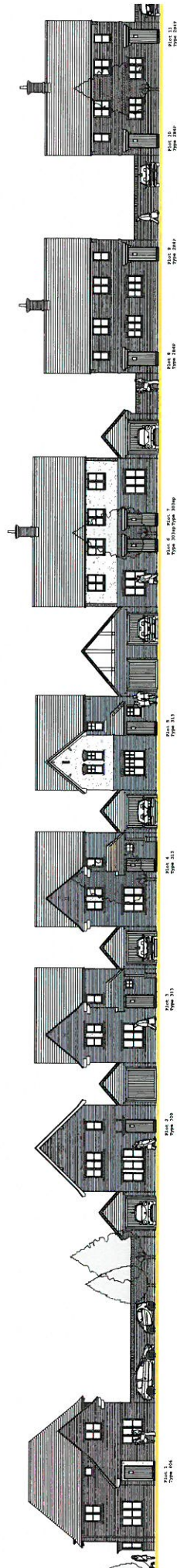
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Indicative street scene for Plots 65-68



Indicative street scene for Plots 23-25, 55, 57



Indicative street scene for Plots 1-11

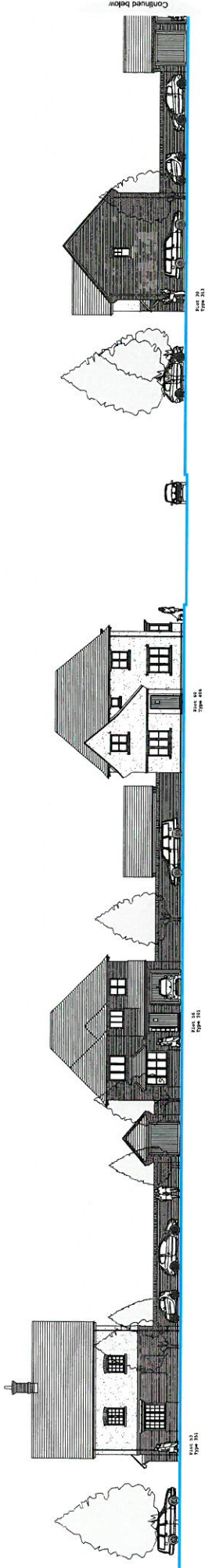
BLOOR HOMES
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Drawing Title: **STREETSCENES**

Date: JAN'15	Drawn / AO
Scale: 1/100@AO	Checked:
Dwg No. SO-003-13-SC-150	Rev. <input type="checkbox"/>

Type: _____ Name: _____

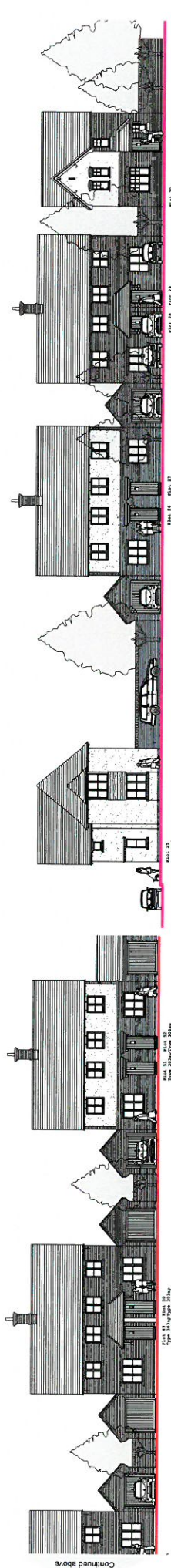
Allied Bakery, Woodley



Indicative street scene for Plots 30-32, 53, 56, 60



Indicative street scene for Plots 30-32, 53, 56, 60



Indicative street scene for Plots 41-52

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Drawing Title: **STREETSCENES**

Date: JAN'15 Drawn / AO
Scale: 1/100@A0 Checked:
Dwg No. SC-003-13-SC-151 Rev. ☐

Type:
Name:

Allied Bakery, Woodley

Woodley Town Council

Clare Lawrence - Team Leader Development Management
Wokingham Borough Council
Shute End
Wokingham
Berkshire

Deborah Mander - Town Clerk
The Oakwood Centre
Headley Road
Woodley
Berkshire
RG5 4JZ

Telephone 0118 9690356

Fax

Case Officer : David Wetherill

Date 24/10/2014

Application No F /2014/2105

Type : Full

Status : 0 New Application

Date Received : 10/10/2014

Applicant : Bloor Homes Ltd & ABF Grain Pd
River View House
First Avenue
Newbury Business Park
Newbury, Berkshire
RG14 2PS

Agent/Architect :

Location : Former Allied Bakeries Site
Viscount Way
Woodley
RG5 4BJ

Parish :

N.G.R. :

Road Class :

Proposal : Proposed erection of 70 dwellings with associated roads, parking, amenity space, landscaping and creation of new access onto Loddon Bridge Road.

TOWN AND COUNTRY PLANNING ACT 1990 - LOCAL COUNCIL OBSERVATIONS

Woodley Town Council have considered the Application No F /2014/2105 and observations thereon are as follows :

The Committee considered the proposals and recommended the application be refused on the following grounds:

- There are safety concerns regarding the siting of the access on Loddon Bridge Road. Residents of Loddon Bridge Road in the vicinity of the proposed entrance to the site already find it very difficult and dangerous to exit their driveways due to the amount of traffic and poor visibility caused by a bend in the road. This will also apply to people exiting the proposed development. The Committee did not think it appropriate for there to be any access onto Loddon Bridge Road and felt strongly that the access to the development should be from Viscount Way.
- Many school children use this area of Loddon Bridge Road, on bicycles and on foot, and their safety will be put at risk by traffic using the proposed site entrance.
- As the proposed entrance is next to a blind bend in Loddon Bridge Road, traffic exiting the site will find it difficult to turn right, particularly during rush hours and most will therefore turn left. Much of this traffic will then turn into Vauxhall Drive to avoid the bottleneck at the southern end of Loddon Bridge Road, thereby exacerbating the traffic problems in Vauxhall Drive.
- The Wokingham Borough Managing Development delivery Document (Local Plan), adopted 21 February 2014, identified this site as appropriate for the delivery of around 57 dwellings. This proposal is for 70 dwellings.
- There is insufficient parking provided on the site.
- There appears to be footpath access to the rear of some properties, which does not appear to be in compliance with Safer Homes Initiatives.
- The acoustic fence to the north of the site does not appear to be appropriate for the nature of the business carried out in the industrial estate. The proposed acoustic fence is 2m high, whereas the HGV vehicles using the industrial estate are 4m high.
- The proposed 2m fence to the north of the site will not provide sufficient protection to the industrial units, where high value goods are sometimes stored.
- The noise impact assessment gives the measured noise levels from the 24 hours a day truck movements on the industrial estate, and general traffic noise, and states that in order for acceptable internal levels of noise to be achieved the windows of the dwellings adjacent to the industrial estate must remain closed day and night. This is not acceptable.

If permission is granted for this development the Committee request that the following concerns be addressed:

Woodley Town Council

Clare Lawrence - Team Leader Development Management

Wokingham Borough Council
Shute End
Wokingham
Berkshire

Deborah Mander - Town Clerk

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RG5 4JZ

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Case Officer : David Wetherill

Date 24/10/2014

- High level windows in the industrial units to the north of the site will overlook the adjacent houses and gardens.
- Cctv cameras covering the industrial estate will overlook the adjacent houses and gardens.
- The HGV vehicles using the industrial estate have cabs at a height of 3m, which will overlook the adjacent houses and gardens.
- The existing business operating to the north of the site has to renew its 24 hour HGV operator's licence every 5 years and should be protected against objections by the new residents in order to comply with the Wokingham Borough Managing Development Delivery Document (Local Plan), which for this site specifically states that "the proposals must deliver appropriate measures to safeguard the amenities of the occupants of the dwellings whilst ensuring continued B class activities can continue within adjoining Headley Road Core Employment Area."
- The boundary treatment to the south of the site must provide protection to the historic bridle way in this area.

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