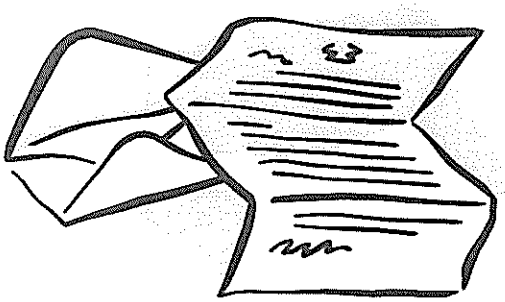
DATE: 09 July 2010

SCANNING INFORMATION SHEET

DECISION NOTICE



Application Number: F/2000/1994

Applicants Name: Bryant Homes & David Wilson Homes

Site Address: Land At , Baird Road, Arborfield, .

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bryant Homes & David Wilson Homes
C/O Barton Willmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Reading
Berkshire
RG31 7BW

Application Number: F/2000/1994

Parish: **ARBORFIELD**

Location: **Land at Baird Road, Arborfield.**

Proposal: **Proposed erection of 300 dwellings and associated works**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition

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

Condition

2. Before construction of the dwellings 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.

Condition

3. No dwelling shall be occupied until a scheme of all boundary treatments has been submitted to and approved in writing by the Local Planning Authority and the scheme has been fully implemented in relation to that dwelling.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the dwellings specified in Schedule 1 attached.

Condition
5. The bathroom, ensuite and landing windows in the elevations of the dwellings specified in Schedule 2 attached shall not at any time be glazed other than with obscured glass.

Condition
6. 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.

Condition
7. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

Condition
9. 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.

Condition
10. Details of existing Bridleway 15A and any proposed alterations to the bridleway shall be submitted to the Local Planning Authority before development commences. Such details shall be approved by the Local Planning Authority and the bridleway diverted in accordance with the approved details before any dwelling hereby approved is occupied.

Condition
11. No dwelling shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Condition
12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

Condition
13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November-31 March) following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
15. No dwelling shall be occupied until details of land drainage works and their stages of implementation have been submited to and approved in writing by the Local Planning Authority. The works shall then be constructed and implemented in accordance with those details.

Condition
16. No dwelling shall be occupied until details of surface water balancing, attenuation and source control works, together with their stages of implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be constructed and implemented in accordance with those details.

Condition
17. No dwelling shall be occupied until the modifications to the roundabout of the A327/Langley Common Road and Baird Road, have been carried out in accordance with the design indicated on drawing E629-S106 Rev.A.

Condition
18. Before the development hereby permitted is occupied, the three vehicular acesses serving the development off Baird Road shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority. Details shall include appropriate visibility splays and junction geometry.

Condition
19. All roads, footpaths and verges shall be constructed fully in accordance details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

Condition
20. 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.

Condition
21. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
22. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

Condition
23. Provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
24. No development shall take place within the area of archaeological interests until the applicant or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Condition
25. Prior to the commencement of the development, further investigations shall be carried out and submitted to the local planning authority, in accordance with a recognised code of practice, ie BS DD175, 1987, of the Identification of Potentially Contaminated Land, together with a geophysical survey and risk assessment of any hazards found. This shall include potential pollution of the water environment. If required, a detailed remediation scheme shall be submitted to and approved by the local planning authority. Such a scheme shall include arrangements for its implementation, together with a timetable,

independent site supervision and verification of satisfactory completion and shall be carried out in accordance with the approved details.

Condition
26. A "Buffer Zone" 4 metres wide alongside any watercourses on site shall be established in accordance with details to be submitted to and approved in writing by the local planning authority before the development commences. The buffer zone shall not generally include buildings or hard surface areas, and shall be protected from damage during construction work.

Condition
27. No solid matter shall be deposited so that it passes or is likely to pass into any watercourse.

Condition
28. No soakaways shall be constructed in contaminated ground.

Condition
29. Details of on and off-site foul drainage works shall be submitted to and approved in writing by the local planning authority. These shall be carried out in accordance with the approved details prior to the occupation of the first dwelling.

Condition
30. No development which affects the watercourse shall commence until a detailed scheme for the diversion of the stream, proposed enhancements and stream crossings has been submitted to and approved by the Local Planning Authority. The diversion of the stream, enhancements and crossings shall be carried out in accordance with the approved scheme before any of the dwellings, roads or other hardstandings adjacent to the stream are constructed.

Condition
31. Before construction commences protective fencing shall be erected along the boundaries of a 4m buffer zone to the top of the bank of the watercourse and retained through the construction period, except when in connection with works associated with the watercourse. There shall be no storage of material, fires or use of tracking machinery within this buffer zone during the construction period.

Condition
32. A habitat management plan for the buffer zone, including long term design objectives, management responsibilities and maintenance schedules, shall be submitted to and approved by the Local Planning Authority before the development commences which affects the watercourse. The habitat management plan shall be carried out in accordance with the approved plan.

Condition
33. No development which affects the watercourse shall commence until a detailed scheme for crossings of the watercourse has been submitted to and approved by the Local Planning Authority. The crossings shall then be constructed in accordance with the approved details.

Condition
34. Notwithstanding the plan submitted, within one month of the completion works to the modification of the A327/Langley Common Road roundabout, Baird Road (near its junction with the new access road) shall be stopped up for use by private motor vehicles, in accordance with details which shall be submitted to and approved by the Local Planning Authority.

Condition
35. Details of the proposed haul routes and temporary access for construction traffic shall be submitted to and approved by the Local Planning Authority before development commences. All construction traffic shall then use the approved hau routes and access only.

Condition
36. Before development of either plot Nos. W51 or W52 commences revised plans re-siting the garages to be at least 4m from the watercourse shall be submitted to and approved by the Local Planning Authority. The garages shall then be constructed in accordance with the revised plans.

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

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

Reason
3. To safeguard the visual amenities of neighbouring residents and the locality.

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

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

Reason
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
7. To safeguard visual amenities.

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

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

Reason
10. To ensure a satisfactory route for the bridleway.

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

Reason
14. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
15. To ensure satisfactory provision is made.

Reason
16. To ensure satisfactory provision is made.

Reason
17. In the interests of highway safety and convenience.

Reason
18. In the interests of highway safety and convenience.

Reason
19. In the interests of highway safety and convenience.

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

Reason
21. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

Reason
22. In the interests of highway safety and convenience.

Reason
23. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
24. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Reason
25. To ensure any contamination of the site is remedies and to protect existing/proposed occupants of the application site and/or adjacent land.

Reason
26. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

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

Reason
28. To prevent pollution of groundwater.

Reason
29. To ensure satisfactory drainage is provided.

Reason
30. To protect and conserve the stream corridor and water vole habitat.

Reason
31. To reduce the impact of the proposed development on wildlife habitats.

Reason
32. To protect and conserve the stream corridor and water vole habitat.

Reason
33. To protect and conserve the stream corridor and water vole habitat.

Reason
34. In the interests of highway safety.

Reason
35. In the interests of highway safety.

Reason
36. To retain a 4m buffer strip each side of the watercourse.

Informative
1. The applicants are advised that the Development Control Committee was very concerned to note that its request for at least 2 bungalows for social housing had not been met. Accordingly you are strongly advised to submit revised plans incorporating at least 2 bungalows for social housing.

Informative
2. 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.

House type	Plot No./elevation(s)
David Wilson	
280	37/NE, 38/SW, 39/NE, 80/SE, 84/E, 85/W, 86/E, 88/W, 101/S, 103/N, 104/S
302	92/S, 94/N
304	11/SW&NE, 12/SW&NE, 13/SW&NE, 16/SW&NE, 23/NE, 58/N, 65/N
314	107/SE
345	5/SE&NW, 6/SE&NW, 19/NE&SW, 24/NW&SE, 25/NW&SE, 33/SE, 34/NW&SE, 36/NW, 43/SE&NW, 44/NW, 62/W&E, 63/W&E, 64/W&E, 71/NW, 76/NE&SW, 77/NE&SW, 95/N&S, 96/N&S, 97/N&S
383	7/NE, 8/SW, 9/SW&NE, 10/SW&NE, 45/N, 59/S, 61/N, 72/NW, 73/NE&SW, 78/SE&NW, 79/SE&NW
402	1/SE, 57/W
407	67/E&W, 68/E&W
421	28/NE&SW, 42/NW&SE, 56/N&S, 66/E
464	15/NW&SE, 17/NE&SW, 21/NE&SW, 22/NE&SW, 29/NE&SW, 48/NE&SW
469	14/SW&NE, 69/N&S
557	2/NW, 4/NE&SW, 18/SW, 20/SW&NE, 26/NE, 32/NE&SW, 49/E&W, 50/E&W
571	30/SE, 31/SW&NE, 41/SE, 54/E&W, 55/W
577	27/SW, 32/NE&SW, 51/E&W, 52/E&W, 53/E&W

Housetype	Plot No./elevation(s)
Social	
A	26/N, 31/S, 55/N, 60/S

Schedule 2 - Bathroom, en-suite and landing windows obscure glass only

House type	Plot No./elevation(s)
Bryants	
LD	7/SW, 49/E&W, 114/SW, 115/NW
SR	8/SW, 15/SW (bedroom 4), 21/SW, 36/N, 39/S, 50/NW
BM	5/NW&SE, 23/SW, 47/SW, 48/SW&NE, 107/SW, 108/NE
VT	2/SW, 10/NW, 14/E, 37/E, 51/E, 109/SW&NE, 112/S&N
MS	18/SW, 44/S, 46/SW
MA	11/NW, 12/NW, 34/N, 35/N, 84/E
WL	29/E, 30/W, 98/NE, 99/SW, 100/NE
WW	77/E
DE	85/W, 88/E, 96/S

Housetype	Plot No./elevation(s)
David Wilson	
304	11/SW&NE, 12/SW&NE, 13/SW&NE, 16/SW&NE, 23/NE, 58/N, 65/N
314	107/SE
345	5/SE, 19/NE, 24/NW, 25/SE, 33/SE, 34/NW, 36/NW, 43/SE, 44/NW, 62/W, 63/W, 64/W, 71/NW, 76/NE, 77/NE, 95/N, 96/S, 97/S
383	45/N, 61/N, 72/NW, 73/NE, 78/SE, 79/NW
402	1/SE, 57/W
407	67/E, 68/E
469	69/N&S
557	4/NE, 20/SW, 26/NE, 32/NE, 49/W, 50/W
571	30/SE, 31/NE, 41/SE, 54/E, 55/W
577	32/NE, 51/E, 52/W, 53/W

Informative

3. This permission relates to the application as amended with revised layout drawing number 9914/01/Rev.F and Schedule of dwelling types shown on drawing No. 9914/01/Rev.F and does not approve the proposals as originally submitted.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies H2, H9, LD5, LD6, R5, EN1, EN2 and EN6.

Loddon Area Local Plan Policies LH8, LBE1, LBE2, LBE8, LBE9, LBE22 and LBE23.

Deposit Draft Wokingham District Local Plan Policies WH2, WH6, WBE1, WBE10, WBE11, WHE15, WHE16B, WLL7 and WR7.

John Mitchell
Development Control Manager
Date: 25th October, 2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Schedule 1 - No additional windows, etc. in first floor level or above

House type *Bryants*	Plot No./elevation(s)
LD	7/SW, 49/E&W, 106/SW&NE, 114/SW&NE, 115/NW&SE
MN	1/SW, 53/S, 55/E, 116/SW
SR	8/SW&NE, 21/SW&NE, 31/E, 36/N&S, 39/N&S, 50/NW&SE, 54/N
FD	15/SW, 119/W
BM	5/NW&SE, 23/SW, 28/W, 47/SW, 48/SW&NE, 107/SW&NE, 108/NE&SW
VT	2/SW, 10/NW&SE, 13/W, 14/E, 24/SW, 27/W, 37/E&W, 51/E&W, 52/E, 109/SW, 112/S, 118/SW
MS	18/SW, 44/S&N, 46/SW
RL	32/N&S, 33/N&S
MA	11/NW&SE, 12/NW&SE, 34/N&S, 35/N&S, 84/E, 101/NW
CW	60/SW, 64/NW, 92/E
FB	4/SW&NE, 9/NW&SE, 16/SW&NE, 104/SE&NW, 118/E
RO	25/N, 26/S, 40/N
WL	30/W, 99/SW, 100/NE
WW	77/E
DE	78/SW, 85/W, 88/E, 96/S

Note: E = East, N = North, S = South, W = West, NE = North East, NW = North West, SE = South East, SW = South West