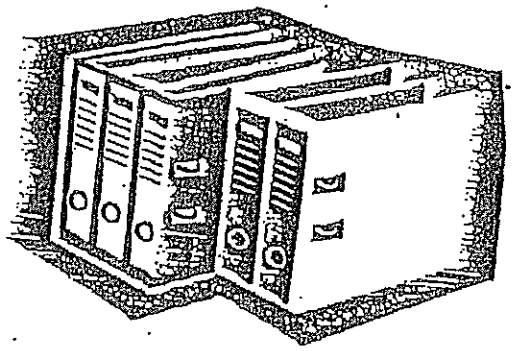
DATE: _____

SCANNING INFORMATION SHEET

OFFICER REPORTS



Application Number: RM/2001/5187

WORK SHEET FOR : Angela Odell

Application Number : RM/2001/5187

Applicant : David Wilson & Bellway Homes South East C/O Barton Willmore Partnership Reading Ltd.

Location : Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Proposal : Application for Reserved Matters on consent O/2001/1891 for the erection of 66 dwellings. (Plots 1 - 66)

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.11.01

Date of Neighbour Notifications : .....

Date of Site Visit : 27.11.01

Date Registered : 08/11/2001

Earliest Date for Decision : 06/12/2001

Latest Consultation Date/Site Notice Expiry Date : 06/12/2001

This application will have expired on: 03/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: RM/2001/5187

Appraisal :

At Committee 20.2.02

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number RM/2001/5187
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land At Church Farm & Cattle Breeding Centre Church Lane Shinfield Reading.

APPLICATION NUMBER: RM/2001/5187

OFFICER: Angela Odell

DATE OF SITE VISIT: 27. 11. 01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.27. 11. 01

2. DESCRIPTION OF SURROUNDINGS Edge of village location.

3. DESCRIPTION OF SITE/BUILDING Existing ex-agricultural farm & research bldgs. of N. I. R. D., now being demolished. graveyard in middle of site.

4. RELATIONSHIP TO ADJOINING PROPERTIES On N. side is listed Ch. Farmhse with Granary & also paired semis & 2 detached houses near western end. At E. end, on opposite side of Ch. Lane are 25 newish dwellings at The Manor, No. 1 is sideways on. To east of site beyond small field is single dwelling. Stanton's on opposite side of Ch. Lane also church, Church Hall & L'Ortolan + Church Cottages.

5. SITE CONSTRAINTS

TREES Some within site – see survey.

ACCESS/PARKING from Church Lane.

LEVELS site slopes down gradually to south.

BOUNDARY TREATMENT mainly open.

OTHERS

Development Control Ref No: RM/2001/5187 & F/2001/5188	Received	Parish
	8.11.01	Shinfield

Applicant: David Wilson Homes Southern & Bellway Homes South East.
Location: Church Farm & Cattle Breeding Centre, Church Lane, Shinfield.
Proposal: (A) F/2001/5188 - Full application for the erection of 140 dwellings with associated roads, open space, parking and landscaping.
(B) RM/2001/5187 – Application for Reserved Matters on permission No. O/2000/1891 for the erection of 67 dwellings (plots 1-67).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. **Planning History** - This application was considered by the Development Control Committee at the meeting on 30th January 2002 and was deferred for submission of revised plans incorporating a bus loop in the layout.

2. **Proposal** - Revised layout plans have been received incorporating a bus loop. The revised layout plan shows the proposed house on plot 127 re-sited to adjoin the proposed house on plot 132, and adjustment to the siting of plots 127-135. The route of the proposed bus loop would be across the previous site of plot 127, along the south side of the western public footpath, across the north-south public footpath and then alongside the north side of the graveyard to join the road end in front of plot 32. This would provide a route for a single deck bus 12m. long and 2.4m. wide. One car parking space would be removed. The new bus link road would be bollarded off until such time as it is to be used by a bus service. The bollards would then be replaced with bus gates. The applicants have agreed to pay a commuted sum for the installation of the bus gates as and when required, to be secured by means of an addition to the proposed section 106 agreement.

   Note: The house type plans included in the agenda report for 30th January have been omitted from this agenda for reasons of economy.

RECOMMENDATION: GRANT PLANNING PERMISSION TO BOTH APPLICATIONS – subject conditions as set out in the attached report, with additional condition No. 32 and alteration to informative No. 7 and for

Application F/2001/5188, also subject to the proposed section 106 agreement, with additional commuted sum for the bus gates.

Background Papers

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

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations**

- ***Highway Officer:*** Advises that the proposed bus loop shown on the revised layout plan would satisfactorily accommodate a bus of the type and dimensions specified. Does not object to the removal of one parking space. Recommends an additional condition covering provision of the bus track, and commuted sum for future installation of the bus gates.
- ***Crime Prevention Design Adviser:*** Advises that the changes made to accommodate the bus loop create no changes to the crime risk assessment.

Replies to any other consultations received will be reported verbally to the Committee.

4. **Appraisal**

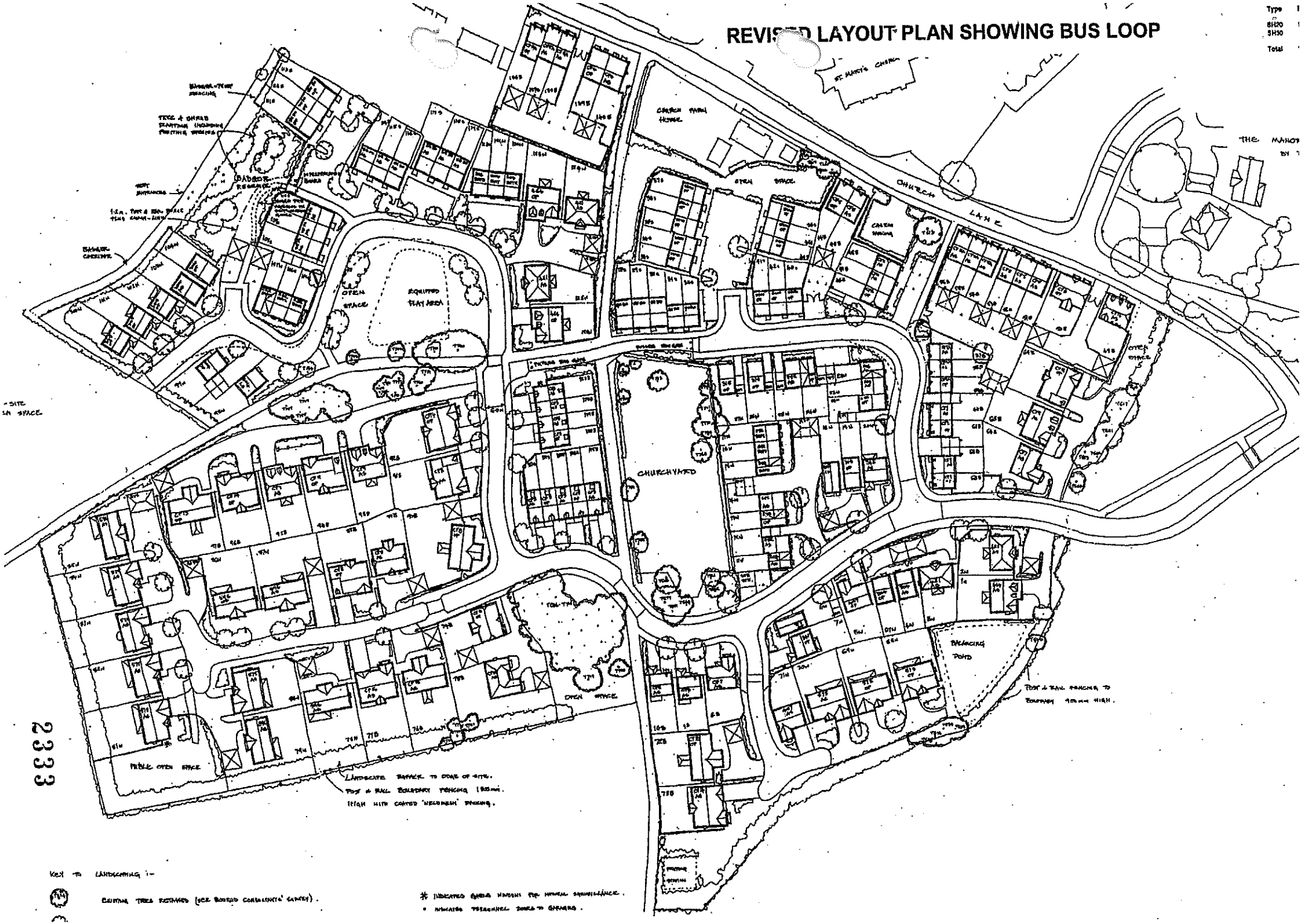
The proposed track for a bus only would provide a satisfactory link between internal access roads to provide a bus loop that would penetrate well into the site. The maximum distance from any of the proposed dwellings to the path of the proposed bus loop would be about 145 m. The proposed revisions to the layout would result in the loss of one parking space. However, as there would still be 27 spaces for the group of 16 houses on plots 28 – 43, and proposed condition 29 would ensure that these are kept communally available, this is considered acceptable. The other effects described in section 2 above are also considered acceptable.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions as set out in the attached report, with additional condition No. 32 and alteration to informative No. 7 to be as set out below and for Application F/2001/5188, also to be subject to a section 106 agreement as set out in the attached report, with additional commuted sum for the bus gates.

Condition No. 32
The proposed bus track shall be constructed and bollards installed (in accordance with details to be approved by the Local Planning Authority) as shown on the approved plan before more than 68 dwellings on the whole site are occupied. The bus track shall then be made available for use by buses only in perpetuity.

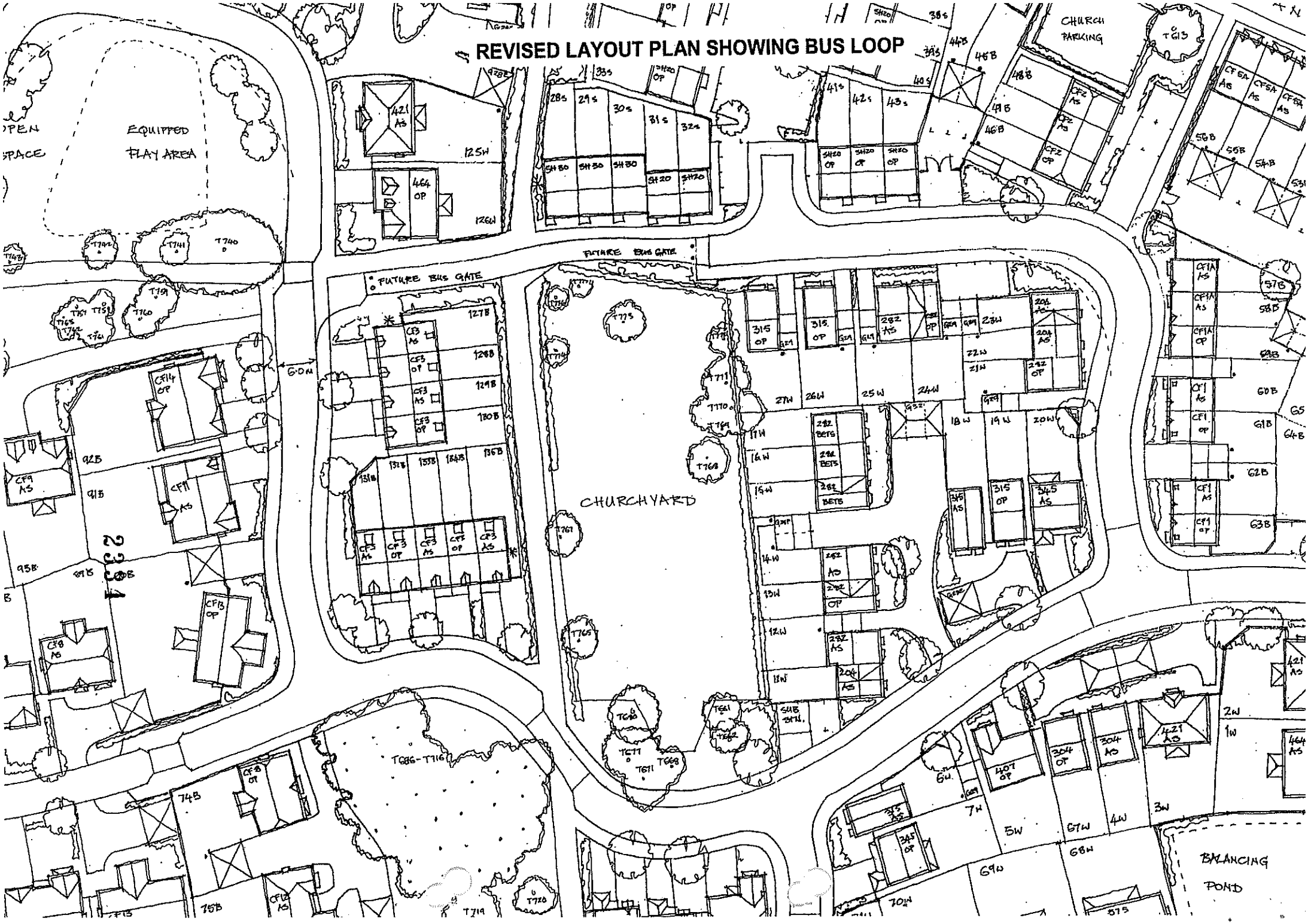
Informative No. 7
This permission relates to the application as amended by revised layout drawing number 10981/02 Rev.E submitted to the Local Planing Authority on 8 February 2002 and does not approve the proposals as originally submitted.

REVISED LAYOUT PLAN SHOWING BUS LOOP



2333

REVISED LAYOUT PLAN SHOWING BUS LOOP



MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 30 JANUARY 2002 FROM 7.00 PM TO 9.50 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. MJ Lennard, Mr. TD McCann and Mrs. D Tomlin.

PART I

174. MINUTES

The Minutes of the meeting of the Committee held on 9th January 2002 were confirmed as a correct record and signed by the Chairman subject to the following amendments;

1) Minute No. 154, page 2036. That the answer to Mr D Ball's supplementary be amended to read "I am grateful for the question submitted , but most of the issues do not fall within the purview of the Development Control Committee. *This provides the framework under which the report is considered.*"

2) Minute No. 160, page 2038. Delete reference to Mrs M Robertson as local Member amend to state *"Members spoke about the parking situation in the area";*

3) Minute No. 164, page 2040. Delete reference to Mr. SR Conway as local Member speaking for the application;

4) Minute No. 165, page 2041, condition 14 amend "years" to *cars,*

5) Minute No. 169, page 2043, delete reference to Mr Dredge as local Member.

6) Minute No. 173, page 2044, resolution 2) amend "masks" to *masts.*

175. APOLOGIES

An Apology for absence was submitted from Mr. RH Cundy.

178. APPLICATIONS NOD: 2001/5187 & 2001/5188, 2001/5187 FULL APPLICATION FOR THE ERECTION OF 140 DWELLINGS WITH ASSOCIATED ROADS, OPEN SPACE, PARKING AND LANDSCAPING - 2001/5188, APPLICATION FOR RESERVED MATTERS IN PERMISSION NO: O/2000/1891 FOR THE ERECTION OF 67 DWELLINGS (PLOTS 1-67), CHURCH FARM & CATTLE BREEDING CENTRE CHURCH LANE SHINFIELD, FOR: DAVID WILSON HOMES SOUTHERN & BELLWAY HOMES SOUTH EAST.

The Committee considered a report about this application set out on Agenda pages 2075 to 2177.

Mr. D Gardiner representing Shinfield Parish Council attended the meeting and gave that authority's views against the proposals.

Members noted that outline permission had been previously granted, but expressed serious concern regarding the cumulative impact of the current and other local planning proposals on the A327 and local traffic infrastructure, including traffic signals.

In response to a question, the Highway Officer informed Members that local traffic signals were regarded as being sufficient to cope with the impact of the proposal.

In discussing the proposal, Members of the Committee commented on the proposed parking arrangements for Shinfield Parish Church and expressed concern that the number of parking places available to the Church after the development would be insufficient.

Members also commented on the ability of public transport to access the proposed development and the proximity of local bus stops. Members expressed concern that the proposed site layout would not facilitate access by public transport

vehicles, including school transport and in the circumstances;

RESOLVED: That Applications Nod: 2001/5187 & 2001/5188 be deferred to enable negotiations to place with applicants regarding the submission of revised plans incorporating a bus loop into the site layout.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174,(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

192. APPLICATIONS NOD: 2001/5187 & 2001/5188, (F/2001/5187) APPLICATION FOR RESERVED MATTERS ON PERMISSION NO:/O/2000/1891 FOR THE ERECTION OF 67 DWELLINGS (PLOTS 1-67), (F/2001/5188) FULL APPLICATION FOR THE ERECTION OF 140 DWELLINGS WITH ASSOCIATED ROADS OPEN SPACE PARKING AND LANDSCAPING , CHURCH FARM & CATTLE BREEDING CENTRE CHURCH LANE SHINFIELD, FOR: DAVID WILSON HOMES SOUTHERN & BELLWAY HOMES SOUTHEAST.

The Committee considered a report about this application set out on Agenda pages 2330 to 2366.

In explaining the report, officers reminded Members that the application had been deferred at the Committee meeting of 30th January 2002 to enable negotiations to take place with the applicant regarding the provision of a bus loop. Officer also updated Members regarding the comments of Shinfield Parish Council, which had been received since the dispatch of the Agenda raising concerns of over the proposed bus loop and

advocating the provision of bin stores at the front of houses.

Mr. D Gardner representing Shinfield Parish Council attended the meeting and gave that authority's views regarding the amended proposal.

In discussing the proposal, Mr. MJ Bryant speaking as the local Member commented that the proposed bus loop if agreed should be able to accept other non-domestic vehicles. Other Members commented that the proposed design was the most appropriate and that the loop should be limited to buses.

In response to a question, officers confirmed that the appropriate period of notice for comments had been given on the revised proposal and that the design of the bus gate did allow for a number of potential bus services.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to;

a) Secure the contributions set out as part of the legal agreement applicable to Application No: to 2000/1891 indexed to the date of this extant permission as set out on Agenda page 2343;

b) Secure a commuted sum for the provision of a bus gate on the application site as set out on Agenda pages 2330 to 2331;

2) That subject to the registration and execution of the Agreement referred to in 1) above Application No: 2001/5187 of Reserved Matters be approved subject to the conditions set out on Agenda pages 2348 to 2349 with the following additional condition and informative;

Condition No. 32

The proposed bus track shall be constructed and bollards installed (in accordance with details to be approved by the Local Planning Authority) as shown on the approved plan before more than 68 dwellings on the whole site are occupied. The bus track shall then be made available for use by buses only in perpetuity.

Informative No. 7

This permission relates to the application as amended by revised layout drawing number 10981/02 Rev.E submitted to the Local Planning Authority on 8 February 2002 and does not approve the proposals as originally submitted.

3) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to;

a) Secure the contributions set out as part of the legal agreement applicable to Application No: to 2000/1891 indexed to the date of this extant permission as set out on Agenda page 2343;

b) Secure a commuted sum for the provision of a bus gate on the application site as set out on Agenda pages 2330 to 2331;

4) That subject to the registration and execution of the Agreement referred to in 1) above Application No: 2001/5188 be approved subject to the conditions set out on Agenda pages 2344 to 2348 with the addition of the following additional condition and informative;

Condition No. 32

The proposed bus track shall be constructed and bollards installed (in accordance with details to be approved by the Local Planning Authority) as shown on the approved plan before more than 68 dwellings on the whole site are occupied. The bus track shall then be made available for use by buses only in perpetuity.

Informative No. 7

This permission relates to the application as amended by revised layout drawing number 10981/02 Rev.E submitted to the Local Planning Authority on 8 February 2002 and does not approve the proposals as originally submitted.

Development Control Ref No:	Received	Parish
RM/2001/5187 & F/2001/5188	8.11.01	Shinfield

Applicant: David Wilson Homes Southern & Bellway Homes South East.
Location: Church Farm & Cattle Breeding Centre, Church Lane, Shinfield.
Proposal: (A) F/2001/5188 - Full application for the erection of 140 dwellings with associated roads, open space, parking and landscaping.
(B) RM/2001/5187 – Application for Reserved Matters on permission No. O/2000/1891 for the erection of 67 dwellings (plots 1-67).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell.

SUMMARY:

1. <u>Planning History</u> – On this 5.79 ha. site are the buildings of the former National Institute for Research into Dairying (N.I.R.D.) of Reading University, some of which have now been demolished. The site also includes an undeveloped field at the north-west end and some undeveloped strips along the southern boundary of the site.

   The site slopes downwards slightly to the south, and the buildings can be seen from some distance away, including from the public footpaths around and through the site. There are four Listed Buildings nearby on Church Lane; St Mary's Church (Grade 1), Church Farmhouse and Granary and L'Ortolan. There are some trees on the site, mainly in a clump next to the footpath at the southern end and some next to the western footpath. The churchyard in the centre of the site is outside the application site.

   Application Nos. 98/67376/O and 98/67377/O for redevelopment of the site for 14,718 sq.m. of B1 floorspace were granted permission on appeal on 5 April 2000.

   Then outline application No. O/2000/1891 for redevelopment for residential use for between 95 and 140 dwellings was granted permission on 20/12/00, with only the means of access to be determined. The means of access was to be from the corner of Church Lane across open land into the eastern end of the site. Conditions included that the number of dwellings should be 140 and the permission was subject to a Section 106 agreement.

   This agreement (incorporating deed of variation) comprised the following:

   - 28 dwellings (20%) to be affordable housing
   - 0.91 ha. of on-site public open space (including play area) and 0.56 ha. of off-site public open space plus maintenance.

- £25,000 towards education (indexed)
- £74,296 for transportation (indexed and before more than 35 dwellings are occupied) and contribution of £2,500 towards road closure (western end of Church Lane).
- Highway improvement works to Church Lane and the junction of Church Lane and Hollow Lane as per approved plan (or similar with the agreement of the District Council).
- Provision of 10 car parking spaces for church purposes uses (to be provided before occupation of more than 70 dwellings).

(The agreement is dated 19 December 2000.)

A duplicate application No. O/2000/1890 was also submitted and appealed against non-determination. This appeal was withdrawn when the decision notice for application No. O/2000/1891 was issued.

2. **Proposals** –

(A) Application No. F/2001/5188 for 140 dwellings. This application is for the same number of dwellings as granted permission under the extant outline permission, but has been submitted as a full application because of minor alterations to the red lined boundaries of the site.

(B) Application No. RM/2001/5187 for 67 dwellings has been submitted under outline permission No. O/2000/1891, but is effectively for plots 1-67, i.e. Phase One of Application A.

The total number of dwellings proposed is 140 on the whole site. The applicants have submitted application (B) for time reasons. If permission is granted then, subject to compliance with relevant conditions (on O/2000/1891 and RM/2001/5187), construction work can begin on site on plots 1-67 without waiting for the decision notice on application (A) to be granted. (This would take longer due to completion of an amended Section 106 agreement).

Application (A) proposes 53 x 2 bedroom, 43 x 3 bedroom and 44 x 4 or 5 bedroom houses, 140 in total. Of these 28 (20%) would be affordable houses (16 x 2 bedroom and 12 x 3 bedroom). Application (B) (plots 1-67) proposes 35 x 2 bedroom, 22 x 3 bedroom and 10 x 4 bedroom houses. Of these 16 (24%) would be affordable houses (13 x 2 bedroom and 3 x 3 bedroom).

The following refers to both applications:

Access is to be onto the corner of Church Lane (as for the outline permission). Ten car parking spaces for church use are proposed with access onto Church Lane near the church. Off-site highway works are proposed to Church Lane and Hollow Lane, including signalised junction at Church Lane/Hollow Lane. (These would be covered by the section 106 agreement on the outline permission and the proposed new section 106 agreement.)

The applicants' consultants have submitted a design statement. This explains that the proposals are for a mix of house sizes and a range of development densities from high (around the Church Lane area) to medium/low (adjacent to the open land to the south and west). Houses would be fronting onto Church Lane with rear access to make a positive contribution to this street scene.

Existing footpaths through the site that provide access to the Churchyard and to the surrounding countryside. A road pattern has been developed which incorporates traffic calming principles and special crossover points at the intersections with the footpaths.

Open space is provided in accordance with the requirements of the Outline Consent and an equipped children's play area is included. Houses are orientated to provide natural surveillance over the open spaces and play area. Landscape buffer strips are located where the proposed housing abuts the edge of the countryside.

A tree survey and strategic landscape survey have also been submitted. These show that most of the existing trees would be retained, and landscape buffer strips created around the west, south and east boundaries of the site. The revised layout proposes a significant amount of new tree planting, both in the buffer strips and along the proposed roadways.

0.91 ha. of on-site public open space is proposed, including an equipped play area. 0.56 ha. of off-site public open space is also proposed. This will be on the field next to the west boundary of the site with access through the site to it. (Planning permission No. F/2000/2824 was granted for change of use of this 1.95 ha. field to public open space on 7 February 2001. It is intended to be laid out as playing fields).

The applicants have also submitted an ecological survey, with particular reference to bats and badgers. There is a badger sett on the north-west boundary of the site. The layout has been revised to propose a badger reserve around this sett.

A surface water balancing pond is proposed next to the south-east boundary of the site and a pumping station at the southern tip.

Two *revised layout plans* have been submitted. These show:

- Re-siting of proposed dwellings in the north-west part of the site to provide badger reserve.
- Larger play area.
- Re-siting of some dwellings in the south and south-eastern parts of the site to be within the proposed settlement boundary.
- Weldmesh fencing on the outer boundaries of side and rear gardens.
- Additional structural planting through the site.
- Private gated rear paths to gardens within terraces.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions.

Background Papers

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

Contact No: 0118 974 6428/ 6429
E Mail: developmentcontrol@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

3. **Consultations** -
   - ***Shinfield Parish Council:*** Comments attached.
     Revised plans: "No comment".
   - ***20 letters of objection from 13 addresses on the following grounds:***
     - Additional traffic generated will exacerbate existing congestion and pollution, and would be dangerous at the western end of Church Lane which is narrow and curves.
     - Existing schools, doctors' surgeries etc. are already overloaded and proposed development will make the situation worse.
     - Cumulative effect of developments in Shinfield will spoil the rural image of the village.
     - Concerned about effect on wildlife. Bats, badgers, woodpeckers and deer have been seen on the site.
     - Overlooking (No. 1 The Manor).
     - Graveyard will become a nuisance.
     - Insufficient parking proposed.

     Revised plans: 2 letters state that the revised plans do not overcome their objections about additional traffic generation (including west end of Church Lane), insufficient parking nor concerns about the graveyard.
   - ***1 letter of no objection from Church Farmhouse:*** but asks for a brick wall around their rear boundary and for no footpath behind them (one was shown on the original landscape proposals plan).
   - ***Highway Officer:*** No objection subject to conditions and provisions/ contributions as in the section 106 agreement for the outline permission.
   - ***Public Rights of Way Officer:*** No objection.
   - ***Ramblers Association:*** No comments received.
   - ***Conservation Officer:*** Considers the setting of the listed buildings and Area of Special Character are respected in the layout, and therefore raises no objection in principle.
   - ***Landscape Officer:*** Advises that the proposed landscape buffer strips, retention of most trees and proposed planting of trees along the roadways will help integrate the development into the wider countryside. Therefore no objection subject to conditions requiring retention and protection of trees shown to be

retained, submission of detailed tree and landscape planting proposals and their implementation.

- ***Environment Agency:*** No objections subject to conditions.
- ***Leisure & Recreation Officer:*** No objection to revised plans showing larger play area but notes that the proposed main area of open space with play area is not within phase one. Need to ensure this is provided before the 75th dwelling is provided on the whole site (as required in the Section 106 agreement of the outline permission). Section 106 agreement to be as outline permission for provision of amount of open space and play area and commuted sums for their maintenance (indexed).
- ***Environmental Health Officer:*** No objection subject to conditions covering potential contamination and standard hours of construction.
- ***Council's Consultant Archaeologist:*** Advise that an archaeological condition is not required due to the negative results from the watching brief.
- ***English Nature:*** Are satisfied that the revised plans incorporating badger reserve would safeguard badgers. Notes that the survey revealed that bats were not roosting in either of the buildings. However, as a small number of bat droppings were found on the loft floors of both relevant buildings, it would appear that bats have visited these properties on an occasional basis during the summer months. Advises that a DEFRA licence will not be necessary for the development to proceed, but that mitigation measures should be put in place in order to compensate for any loss of resting places the local bat population may suffer as a result of the development.
- ***Council's Ecologist:*** Advises that ecological issues have been satisfactorily covered, but would prefer a 'wet' balancing pond which would provide a valuable new habitat.
- ***Crime Prevention Design Adviser:*** Advises that as there would be mainly rear and side gardens adjacent to the north-south public footpath, there should be low defensive planting (to protect the proposed fencing) which does not obscure visibility along the path, and footpaths must be adequately lit. The public open space between the path and the backs of plots 33-37 should be kept open (apart from defensive planting to protect the fencing), but with no footpath through it, paving or surface. Defensive planting will be required between Church Farmhouse and plot 44 to prevent the forcing through of a desire line (short cut to Church Lane). There should be no other breaches of the residential boundary onto this north-south footpath to avoid reduction in safety of parking and dwellings. Parking courtyards must be protected, preferably by gates constructed from vertical iron railings to allow surveillance but deter climbing. The rear boundaries of dwellings to farmland should be adequately protected by 1.8 m. high weldmesh fencing. Is concerned about the small pockets of public open space, sometimes next to rear gardens which may become problematic.
  Revised plans: Advises the revised plan addresses the security issues of the layout in the best way achievable within the constraints of the site.

4. **Appraisal** – Main issues are:

   A. Principle of residential development, including density and housing mix. (Berkshire Structure Plan policies H2 and H9; Loddon Area Local Plan policies LH1 and LH8; Wokingham District Local Plan policies WOS2, WH2 and WH6; Planning Policy Guidance Note No. 3).

B. Layout, including effect on listed buildings and Area of Special Character, adjoining countryside, trees and open space. (Berkshire Structure Plan policies EN1, EN4: Loddon Area Local Plan policies LBE1, LBE2; Wokingham District Local Plan policies WOS3, WH1, WBE1, WHE8 and WHE11).

C. Effect on neighbouring properties. (Berkshire Structure Plan policy LD3; Loddon Area Local Plan policies LBE2 and LBE5; Wokingham District Local Plan policies WOS3 and WBE1).

D. Traffic, access and parking. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan policies LT5 and LT6; Wokingham District Local Plan policies WT6 and WT7; Planning Policy Guidance Notes Nos. 3 and 13).

E. Ecology. (Berkshire Structure Plan policy EN8; Loddon Area Local Plan policy LC10; Wokingham District Local Plan policy WNC3).

F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Wokingham District Local Plan policy WOS4).

G Flooding Issues. (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & 3; Wokingham District Local plan policy WIC16; PPG25).

H. Concerns of the Parish Council and local residents.

I. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Proposals (including housing mix and density).
As there is an extant outline planning permission on the site for 140 dwellings, and the site was identified for housing development under policy WH2 of the Wokingham District Local Plan, the proposals are acceptable in principle. The site is mainly previously developed land and is in a relatively sustainable location.

These applications for housing are welcome in principle rather than applications under the alternative B1 permissions. This is because their implementation will provide 140 dwellings towards the Council's housing requirements, whereas implementation of the B1 permissions would have required finding land for 140 dwellings elsewhere and further pressure on housing resulting from the additional workers associated with a B1 permission. (640 workers at a floorspace per worker ratio of 1:23 sq.m. g.f.a.)

Housing Mix
The proposed housing mixes are as follows:

No. of bedrooms	Application A		Application B		% sought under Policy WH6
	No. of dwellings	%	No. of dwellings	%	
2	53	38%	35	52%	45%
3	43	31%	22	33%	25%
4 & 5	44	31%	10	15%	30%
Total	140	100%	67	100%	100%

For application A, the proposed housing mix is for fewer 2 bedroom and more three bedroomed dwellings than the policy seeks. However, it is considered that the proportions are close enough to those sought to be acceptable, and in some of the proposed 3 bedroom houses the third bedroom would be small in size. For application B (phase one of the whole development), higher proportions of 2 and 3 bedroom and a lower proportion of 4 and 5 bedroom dwellings are proposed, indicating that higher proportions of smaller dwellings would be provided at the earlier stage.

Density
As the 'net developable area' for application A is 4.56 ha. the density would be 30.7 dwellings per ha. The density would be acceptable under PPG3 and the Council's density policy which require a minimum density of 30 dwellings per ha. (The 'net developable area' is as defined in Annex C of PPG3. For this application it excludes the outer landscape buffer areas, badger reserve, church parking area, public footpaths, retained woodland area in the central south edge, balancing pond and pumping station.)

B. Layout (including effect on listed buildings and Area of Special Character, adjoining countryside, trees and open space).

The site is adjacent to the Grade 2 listed Church Farmhouse and opposite the Grade 1 listed church. It is also adjacent to the Church Lane Area of Special Character. The proposed layout is for single and short terraced two storey housing facing onto Church Lane with rear parking. This would provide an attractive street scene. An area of open space is proposed behind Church Farmhouse which would provide it with a suitable setting. Ten car parking spaces for church use are proposed close to the church, with separate access onto Church Lane.

Two storey houses are proposed with heights between 7.5 m. and 9.2 m., except for nine two and a half storey houses 10.4m. high in the centre of the site. The higher densities would be in the northern and central/eastern part of the site, and lower densities in the western, southern and eastern edge countryside edge parts of the site. This, together with the landscape buffer strips, would help to integrate the development into the adjacent open countryside, and soften views of the site from the public footpaths. This should result in an improved appearance from the countryside compared with that of the existing, unscreened buildings. Proposed outer edge fencing is to be weldmesh. The proposed hedging would grow over and through this, helping to avoid the stark edges

which could result from close boarded fencing, while providing secure boundaries.

Within the site, the public footpaths would run through mainly 'green routes'. Most of the western footpath would pass alongside public open space and trees. The south – north footpath would pass the proposed open space on the west with existing trees, then the churchyard to the east which is open to views across railings, and then through strips of planting and a further open space into Church Lane. This arrangement would therefore soften views through the site for walkers on the public footpaths. The main area of public open space with play area would be well overlooked.

The layout has been revised to create a badger reserve around the sett at the north-western boundary of the site. This would allow for a fenced off path through, but near the edge of it, with dog-proof fencing between the path and the sett entrances to protect the badgers.

The proposed 28 affordable houses would be in two groups. There would be 16 dwellings in Phase One (the revised matters application), between the church and churchyard. The other 12 would be at the north-western end of the site. It is considered that this distribution would be satisfactory under PPG3 which encourages mixed and balanced communities and would facilitate a high proportion being provided at an early stage.

All the proposed buildings would be within the revised settlement boundary (as proposed in the Wokingham District Local Plan) and within the boundary for the extant outline permission.

It is considered that the proposed layout is well thought out and would provide satisfactory settings to the Area of Special Character (including listed buildings), adjacent countryside and public footpaths.

C. Effect on neighbouring properties

At the western end of Church Lane there would be about 29m between the rear elevation of Stockman's Cottage and the rear elevations of the proposed houses on plots 117-119. This increases to about 36m between the rear elevation of The Haven and the rear elevations on plots 114-116. There would be about 27m between the rear elevation of Vaernes and the side elevation of plot 113. The rear of Church Farmhouse would look directly over proposed open space and a parking area, and there would be about 16.5m between the nearest corner of Church Farmhouse and the side of the proposed house on plot 37. The front of the proposed house on plot 49 would be about 36m from the side of No. 1 The Manor, with trees in between. It is therefore considered that relationships between existing and proposed houses would be acceptable.

D. Traffic, access and parking

The proposed internal roads, footpaths and parking are considered satisfactory by the highway officer. The main vehicular access to the site on the corner of Church Lane is to be as determined for the extant outline permission. Proposed parking is to the District's standards.

E. Ecology

The revised layout would provide a satisfactory badger reserve incorporating the sett entrances that are within the site, providing the proposed fencing is installed. An interpretation board would encourage new residents to respect the badger reserve. A condition covering mitigation measures for bats should be attached to any consent. Whilst a permanently wet balancing pond would provide a new habitat for wildlife, it would be a safety hazard, and therefore it is considered that the balancing pond should be a 'seasonable' pond only. (The flooding alleviation function of the balancing pond would be similar whether it is permanently wet or only wet during seasons of high rainfall.)

F. Services and Infrastructure

The proposed provisions and contributions are to be as for the extant outline permission and detailed in section one above. It has also been agreed to index these amounts back to the date of the section 106 agreement (incorporating deed of variation) for the extant outline planning permission to ensure the contributions retain their equivalent value. The proposed provisions and contributions are therefore considered acceptable.

G. Flooding Issues

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

H. Concerns of the Parish Council and Local Residents

These have been noted and addressed above.

Parish Council: The Parish Council's comments on contributions and provisions are noted, but as the application is for the same number of dwellings approved under the extant outline permission, it would not be reasonable to require additional contributions or provisions under the proposed section 106 agreement. Materials are proposed to be agreed under condition 2 below, and predominantly reddish bricks could be required. All the Bellway Homes house types have been specifically designed for the site, and this includes all the proposed houses fronting onto Church Lane. Private gated rear paths to gardens within terraces have been added on the latest revised layout plans. The applicants have explained that it is proposed that bins will be stored in rear gardens or within garages, as the provision of bin stores at the fronts of houses has not proved successful or popular on previous developments. The applications comprise a variety of house sizes, including bedroom sizes. The proposed size mix for the affordable housing is as agreed with the Council's housing officer. Proposed condition No. 17 covers directions to the graveyard. Where they pass through the site, the public footpaths are to be resurfaced and 3m. wide. The proposed public open spaces are to be transferred to the District Council for future ownership and maintenance. The agreement provides for access to the proposed adjacent playing fields site to the west through the application site, and avoids an additional access onto Church Lane.

Local residents: A 1.8m. high close boarded fence rather than brick wall has been proposed to the rear of Church Farmhouse because excavation of trench and the construction of concrete foundations in close proximity to the listed buildings and adjacent vegetation could cause significant ground disturbance. The proposed footpath to the rear of Church Farmhouse has been deleted.

I. Inspector's report on part two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements is developed first.
Comment: The proposal complies with this in principle as he designates Shinfield Village as a category A settlement and the site is mainly previously developed land. He includes the site as a current commitment for 140 dwellings under Policy WH2.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WLL7, WNC3, WR7: The Inspector does not recommend any changes to the wording of these policies themselves.
Policies WOS3, WOS4, WBE11, WHE8, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WH6: The Inspector recommends minor change to the wording, but does not recommend alteration to the percentages of each dwelling size that should be sought.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of residential development on the site is considered acceptable and is effectively following authorised development for the same number of dwellings. The proposed density would accord with PPG3. It is considered that the proposed layout is well thought out and would provide a satisfactory setting to the Area of Special Character (including listed buildings), adjacent countryside, and public footpaths and would provide satisfactory protection for the badger sett. The relationships between the proposed and existing dwellings are also considered to be acceptable. The main vehicular access to the site is as already determined and the internal road layout and parking are considered satisfactory. The proposed provisions of, and contributions towards, services and infrastructure are to be as for the extant outline permission and indexed to its date. The proposal is therefore considered acceptable.

6. **Recommendation** –

Application A: (F/2001/5188) GRANT planning permission subject to completion of a Section 106 Agreement to secure provisions and financial contributions, as set out in Sections 1 and 4 (F) above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including ground surface 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.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. The proposed weldmesh fencing on the outer boundaries of the site shall be maintained in perpetuity and shall not be altered without the prior written approval of the Local Planning Authority.
5. 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 as specified in Schedule 1 attached except for any which may be shown on the approved drawings.
6. 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 obscure glass.
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.
8. 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.
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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.
11. 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.

12. 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.

13. Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of an appropriate remedial strategy and measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the approved measures and remedial strategy and works.

14. Before development commences details of proposed mitigation measures in relation to bats shall be submitted and approved by the Local Planning Authority and English Nature. The approved mitigation measures shall be implemented in accordance with the approved details.

15. The proposed protective fencing around the badger sett shall be installed before any development or ground preparation works commence on any of plots 98 – 116 inclusive in accordance with details (to include method of installation) to be agreed by the Local Planning Authority and English Nature.

16. Before any of the dwellings on plots 98 – 116 are occupied, an interpretation board about the badgers shall be installed at the entrance to the badger reserve in accordance with details to be submitted and approved by the Local Planning Authority and English Nature.

17. Before the proposed church car parking is brought into use direction signs from this car park to the graveyard shall be installed in accordance with details to be submitted and approved by the Local Planning Authority.

18. 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. The garages shall not be used for any business nor as habitable space.

19. 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.

20. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

21. Prior to commencing work on site, 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.

22. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) 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 development.
23. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
24. All shared drives shall be a minimum of 4.0 metres wide.
25. All garage doors shall be a minimum of 5.5 metres from the highway boundary.
26. Before any other part of the development hereby permitted is commenced, all bends and junctions shall be formed with forward visibility and visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
27. The road shall be constructed to adoptable standards.
28. Details of proposed haul routes and 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 haul routes and access only.
29. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan by occupiers of, or visitors to, any of the dwellings on plots Nos. 28 – 43 and 108 – 119.
30. Before development commences details of lighting and surfacing of the public rights of way footpaths where they pass through the site shall be submitted to and approved by the Local Planning Authority. The approved lighting and surfacing shall be provided in accordance with the approved details before any of the dwellings hereby approved are occupied.
31. Before development commences details of the proposed balancing pond and pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The balancing pond and pumping station shall then be installed in accordance with the approved details before any of the dwellings hereby approved are occupied.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the visual amenities of neighbouring properties and the locality.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To prevent the increased risk of flooding and to improved water quality.

13. To ensure any contamination of the site is remedied, to protect existing/proposed occupants of the application site and/or adjacent land and to prevent pollution of the water environment.
14. To provide satisfactory mitigation measures for bats.
15. To provide satisfactory protection for badgers.
16. To assist understanding of and respect for the badgers and their habitat.
17. To assist visitors to find the graveyard.
18. To ensure that adequate parking is available on the site, and reduce the likelihood of roadside parking.
19. To ensure a satisfactory form of development and to avoid adverse impact on the public highway.
20. In the interests of highway safety and convenience.
21. To prevent queuing and parking off site, in the interests of highway safety and convenience.
22. In the interests of highway safety and convenience.
23. In the interests of highway safety and convenience.
24. In the interests of highway safety.
25. To ensure a vehicle can be parked in front of the garage doors without encroaching onto the adopted highway.
26. In the interests of highway safety and convenience.
27. In the interests of highway safety and convenience.
28. In the interests of highway safety and residential amenity.
29. 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.
30. In the interests of the safety and convenience of users of the public rights of way.
31. To ensure satisfactory drainage is provided.

Application B: (RM/2001/5187) APPROVAL OF Reserved Matters subject to the above conditions numbers: 2, 3, 4, 5, 6, 8, 9, 10, 11, 14, 17, 18, 19, 20, 24, 25, 26, 27, 29, 30, & 31 and to informatives numbers 1, 2, 3, 4, 6 & 7 below.

Informatives

1. 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 LD3, LD5, LD6, H2, H9, EN1, EN3, EN4 and EN8.
   Loddon Area Local Plan policies LH1, LH8, LBE1, LBE2, LBE5, LC10, LPS1, LPS2 and LPS3.
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WHE8, WHE11, WNC3, WT6, WT7 and WIC16.
2. Proposed materials required under condition No. 2 above should include predominantly reddish facing bricks.
3. The details required under condition No. 3 above should take into account the comments of Crime Prevention Design Adviser, and include proposed colour of the weldmesh fencing.

4. The details required under condition No. 9 above should include planting details within the proposed badger reserve and take into account the comments of Crime Prevention Design Adviser.

5. The details required under condition No. 14 above should include a timetable in relation to progress of development.

6. The applicants are advise that some of the work required under condition 14 above may require a licence from English Nature.

7. This permission relates to the application as amended with revised layout drawing number 10981/02 Rev.C submitted to the Local Planing Authority on 11 January 2002 and does not approve the proposals as originally submitted.

Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.

14. The ground conditions on the site must be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination must be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority is to be consulted at all key stages in this investigation process.

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

House type	Plot No./elevation(s)
David Wilson	
204	122/E
282	12/N&S, 13/S, 14/N, 15/S, 17/N, 21/S, 24/E, 25/W, 105/NW
304	4/E&W, 67/E&W, 98/NW, 99/NW&SE, 103/NE&SW, 104/SW
315	6/S, 18/E&W, 19/E&W, 26/E&W, 27/E
345	7/N&S, 20E&W, 100/NE, 101/NE&SW, 102/NE&SW
407	5/E&W, 71/E
421	2/S, 3E&W, 124/W, 125/N&S
464	1/N, 123/E&W, 126/N&S
571	83/N&S
575	68/E&W, 69/E&W, 70/E&W, 80/N&S, 81/N, 82/N&S, 84/N&S
596	78/E&W, 79/N, 85/S, 86/E&W, 87/E&W
SH20	33/S, 35/S, 37/N, 38/N, 40/S, 43/S, 114/NW, 116/SE
SH30	28/W, 30/E, 108/SW, 110/NE, 111/SW, 113/NE, 117/NE, 119/SE
Bellway	
CF1&1A	59/S, 60/N, 61/S, 62/N
CF3	127/N, 131/S, 132/W, 133/E, 134/W
CF4	139/NW, 140/SE
CF5&5A	51/SE, 53/NW, 54/SE, 136/NW, 138/SE
CF6	9/E&W, 10/E
CF7	8/E&W, 64/NE
CF8	50/NW&SE, 74/N&S, 89/E&W
CF9	65/NE&SW, 93/E&W, 95/E&W
CF10	49/NW

CF11	66/NE&SW, 88/E&W, 91/N&S, 94/E&W
CF12	75/N
CF13	72/N&S, 76/E&W, 90/N&S, 97/E&W
CF14	73/N, 77/E&W, 92/S, 96/E&W

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

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

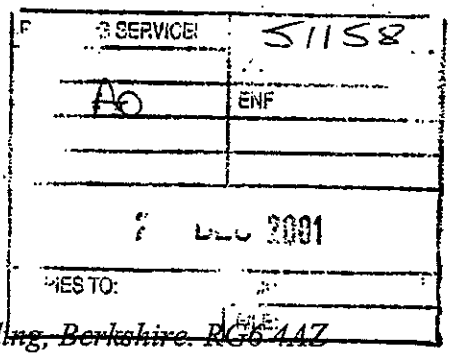
House type	Plot No./elevation(s)
David Wilson	
282	12/N(L),13/S(L), 14/N(L), 15/S(b), 21/S(L), 24/E(L), 25/W(L), 105/NW(b)
304	4/E(e)&W(L&b), 67/E(L&b), W(e), 98/NW(L&b), 99/SE(L&b)&NW(e), 103/NE(L&b)&SW(e), 104/SW(L&b)
315	18/W(b&e), 19/E(b&e), 26/W(b&e)
407	5/W(e)
571	83/N(b&e)
575	68/W(b&e), 69/W(b&e), 70/E(b&e)
Bellway	
CF4	139/NW(e), 140/SE(e)
CF5&5A	51/SE(b&e), 54/SE(b&e), 136/NW(b&e), 138/SE(b&e)
CF7	8/E(e)
CF8	50/SE(e), 74/SE(e)
CF10	49/NW(b)

Landing & en-suite obscure glazed and non-opening only

17/N(L), 7/S(L), 89/E(e), 100NE/(L), 101/NE(L), 102/NE(L)

Note: b = bathroom, e = en-suite, L = landing





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19th December 2001

Mrs A Odell
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mrs Odell

RM/2001/5187 Phase 1 Church Farm and Cattle Breeding Site Development
F/2001/5188 Church Farm and Cattle Breeding Site Development

It was resolved at the Planning and Transportation Committee meeting on Wednesday 12 December to make the following comments on these planning applications:

1. **Introduction**:
   When it comes to the consideration of infrastructure, obligations and conditions it is important that this site is considered collectively with the other development proposals for houses and commercial purposes along and off the A327 in Shinfield, The total number of houses in this area could exceed 800 and the number of additional jobs could exceed 2,000. As many of these development are on land owned by the University of Reading, which prides itself on having a faculty concerned with land management and planning, and has over 70 years of association with the parish, one would have thought that many of the principles they advocated in their plans for a new Shinfield Settlement, could have been applied to the collective developments now being progressed independently.

2. **Design**
   Not enough attention appears to have been paid to incorporating local character and what will be created is a visually clear 'us-and-them' situation with the new intensive developments to the west of the A327 verses the 1950/60s developments to the east of the A327. Too many of the new houses will have

Continued...

out of character yellow/orange bricks and/or rendered and painted facades or even flint, an alien product to this area. This is an important consideration given the area involved is at the centre of the Domesday Book listed village with a designated area of special character around the Grade 1 listed Church.
The terraced houses look very bland and the affordable dwellings may not blend into the street scene. No provision appears to have been made for the storage of bicycles and waste bins near the front doors of the terraced housing. This is a serious omission that will lead to unsightly clutter if not rectified.
There was not enough time available for a detailed review of the proposed street scenes and we found the artist's impressions contained in the further information document misleading. Ornamentation around front doors in no substitute for quality housing standards.

3. House Plans

We noted that the number of dwelling types by number of bedrooms is as follows:

# bedrooms	Ph1	Ph2	Total
2	35	18	53
3	23	23	46
4	7	8	15
5	1	25	26
	66	74	140

There are no 1 bedroom dwellings and too few 2 bedroomed dwellings. There are too many 5 bedroomed dwellings which represents the largest group type in phase 2, in an area where no more 5 bedroomed houses are needed.
Some quite minimal room sizes appear to be proposed in many dwelling types, especially for bedrooms. We feel it is also essential to provide adequate storage space.
It is not made sufficiently clear on the estate layout drawings which dwellings have garages and which have not, especially if a dwelling has an integral garage. In the time available we were not able to properly assess the level of on-street parking that is likely to result. We are also concerned that almost all this street parking will be half on the pavements or verges.
It is noted that 20% of houses will be so-called 'affordable'. We recommend that these should be predominantly for rent and include a significant proportion of one bedroom units. Adequate storage and parking must be provided for these dwellings.

4. Graveyard/Churchyard

This appears to have been treated with some sympathy. Further conditions and/or obligations should be imposed. Money should be made available to maintain it as a garden of remembrance, providing an area of tranquillity for residents and visitors. The right of way access to it should be improved. Directions to the graveyard, from the allocated church parking should be provided.

5. Rights of way

All rights of way need to be improved to a standard that will permit perambulators and invalid vehicles to use them. Width needs to be maintained at a minimum of 3m so that push chairs and wheel chairs can pass one another. Appropriate paths should be upgraded to a 'safe route to school' standard, linking to School Green and Ryeish Green School.
As noted above, the path to churchyard needs to be improved

Continued....

6. **Open Space**

A number of areas of open space are provided but it is not made clear what arrangements have been proposed for their ownership and maintenance. The Applicant should advise the council which of these areas are, or have been contaminated including radio active materials, and what measures have been taken or proposed to remove this contamination. Part of these areas should be converted to car park use, especially where it would help with church congregation parking?

Vehicular access to the amenity land is not very convenient or safe, going as it does through the centre of the estate. Improvements would be welcome to the proposed arrangements.

7. **Parking**

A first scan of the drawings suggests that parking provision is adequate. But a more detailed assessment is needed and insufficient time was available for the council to do this. Parking provision for the church is significantly inadequate. See comments above.

Many dwellings have short front gardens with no capacity to accommodate a parked car and will result in on-street parking.

8. **Traffic**

The traffic mitigation measures proposed in Hollow Lane are considered inadequate. The impact of the number of vehicles involved goes well beyond the area indicated in the drawings. This additional traffic must be considered cumulatively with the other developments along and off the A327 and appropriate funding towards mitigation measures provided. Access on to Hollow Lane will become a significantly more serious issue, and the proposed provision does not appear to be adequate.

Not only will all the traffic from this new estate exit onto Hollow lane, but additionally all the traffic from the proposed Hollow Lane development. The morning peak period trip attractors include; Junction 11 on the M4, Green Park, Reading International Business Park, Schools, The Oracle, etc. Most of this traffic will want to turn left to add to the existing significant north bound congestion in Hollow Lane and is likely to result in traffic backing up into the developments unless alternative exit arrangements to those proposed are made at the Hollow Lane/Church Lane junction. Exiting right from Church Lane into Hollow Lane will also become very difficult given the significant traffic coming out of Reading and the cumulative increase in traffic from all the proposed/approved developments along the A327

It is not clear if Church Lane will be closed off at the Six Bells end and if so whether a turning point will be provided.

We challenge the proposed removal of hedgerows in Church Lane as unnecessary for this development.

9. **Obligations and Conditions**

It is noted that 20% of dwellings will be 'affordable'.

It is noted that education provision is being made but has not been quantified. Quantification should be provided.

We consider the parking provision for the church is inadequate.

The provision of open space is noted, but clarification of ownership, maintenance and confirmation in writing that all contamination has been removed is requested.

Improvements to the rights of Way paths is requested.

Continued...

Provision for the maintenance of the graveyard is requested.
No details of pavilion provision have been given for the shared amenity land attached to this estate. This needs to be provided for discussion and evaluation?
A significant contribution to the cost of a parish office is requested.

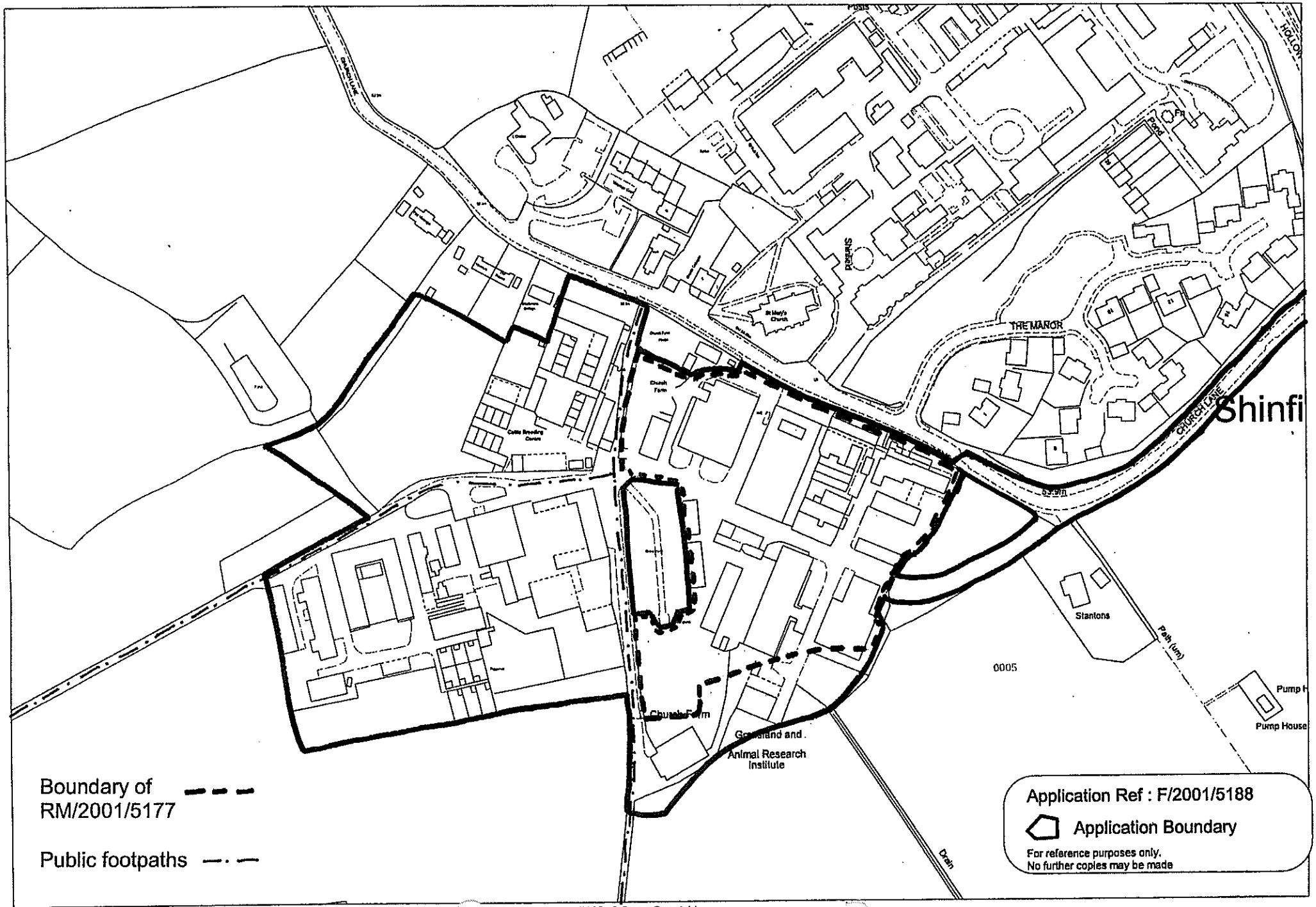
We consider that the Obligations and Conditions imposed through Legal Agreement should take account of local community needs as detailed in our recently submitted Projects List, with particular emphasis on a contribution towards the cost of a Parish Office.

Yours sincerely

Mrs Tracy Sampson
Assistant Clerk

Copies to:

Mr M Bryant, Mr B Patman, Mr A Pollock – District Councillors



2098

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Development Control Section, Environmental Services, Wokingham District Council.

N
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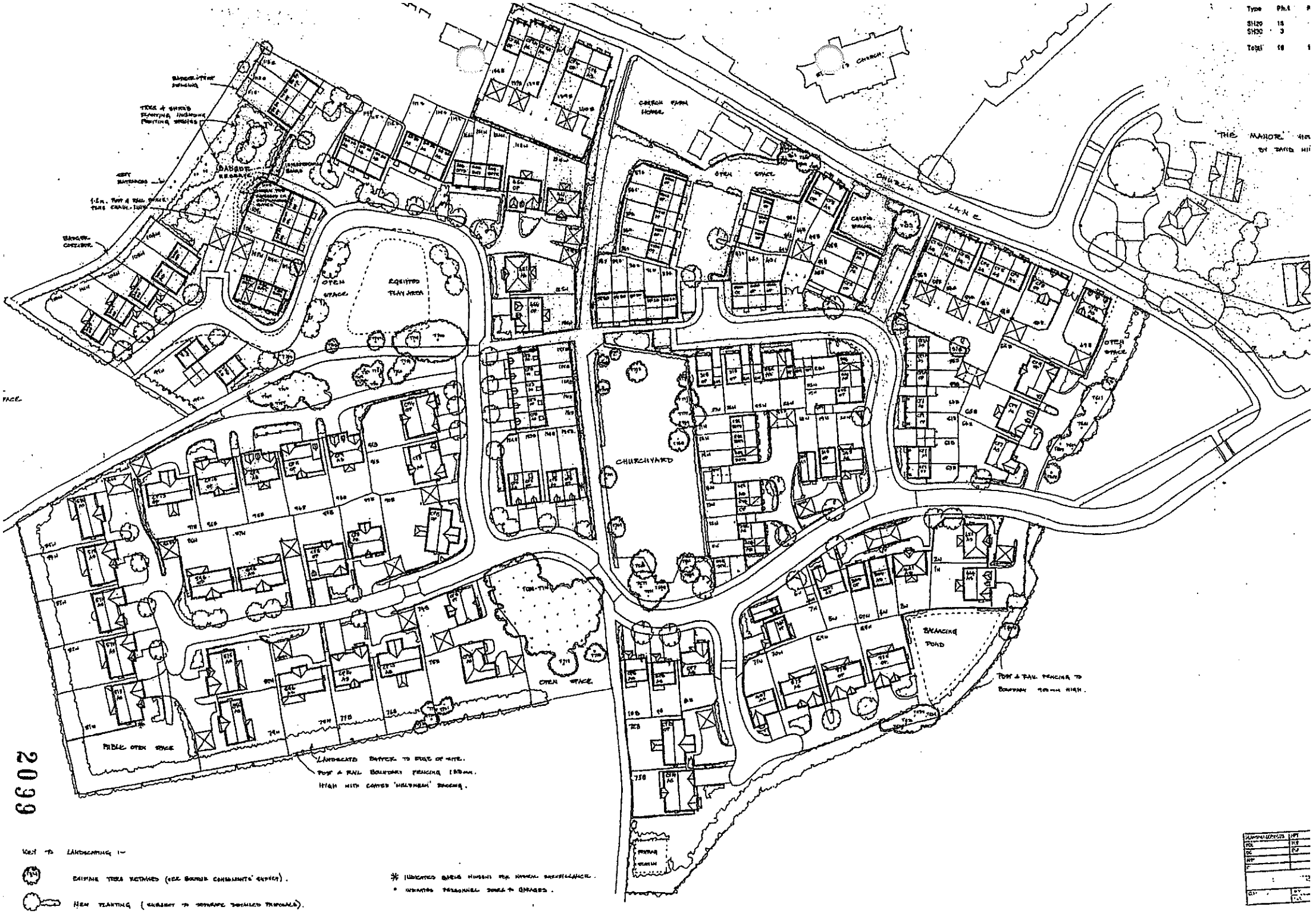
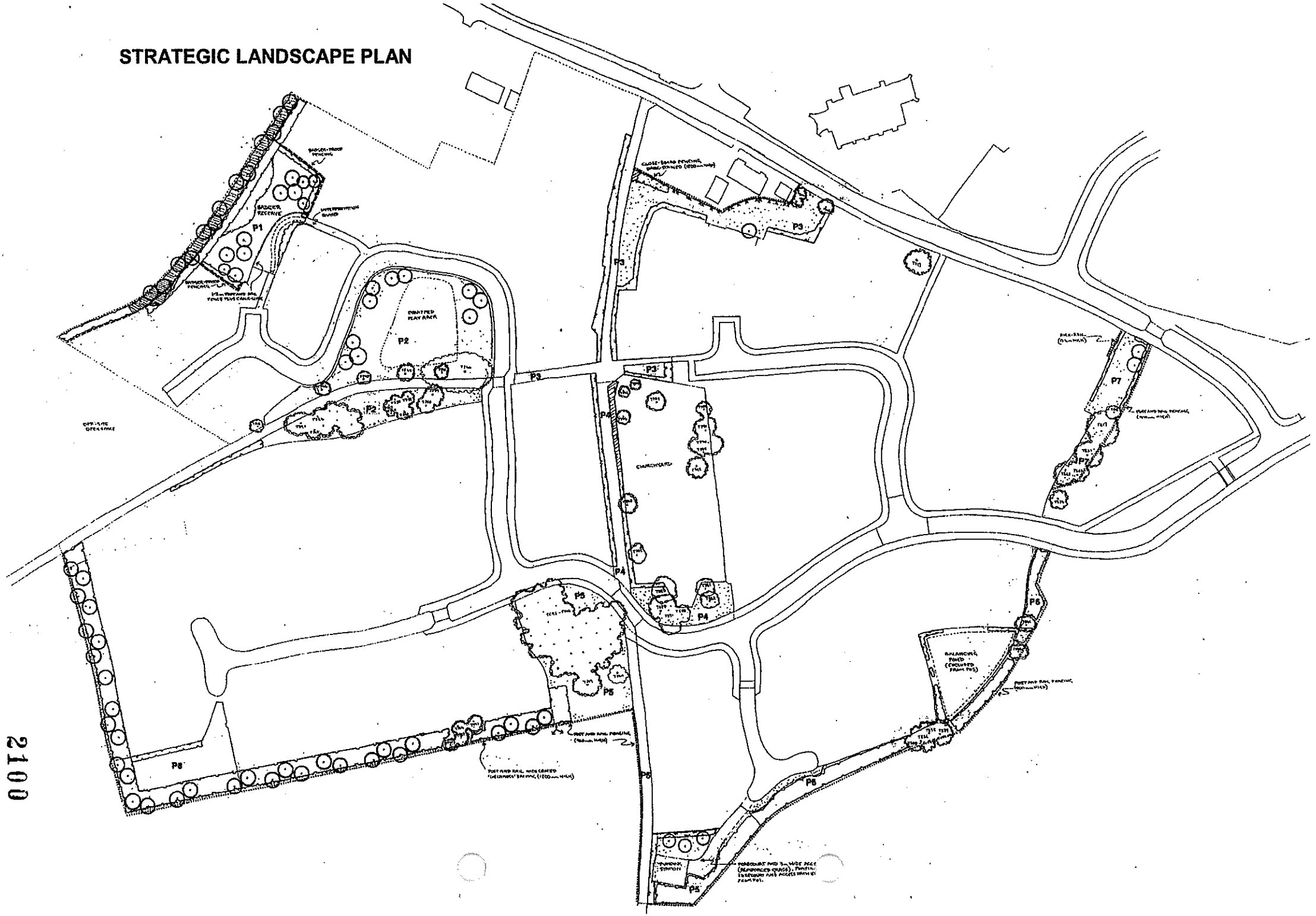
Scale: 1 : 2500



Type Ph.1
SH20 15
SH30 3
Total 18
CHURCH LANE
CHURCH FARM HOUSE
OPEN SPACE
EQUIPPED PLAY AREA
CHURCHYARD
BALANCING POND
PUBLIC OPEN SPACE
LANDSCAPED BUFFER TO EDGE OF SITE.
POST & RAIL BOUNDARY FENCING 1200mm.
HIGH WITH COATED 'WELDMESH' BACKING.
POST & RAIL FENCING TO BOUNDARY 900mm HIGH.
KEY TO LANDSCAPING :-
EXISTING TREES RETAINED (SEE BOUNDS CONSULTANTS' SURVEY).
NEW PLANTING (SUBJECT TO SEPARATE DETAILED PROPOSALS).
* INDICATED BABLE HOUSING FOR NATURAL SURVEILLANCE.
• INDICATED PERSONNEL DOORS TO GARAGES.

2099

STRATEGIC LANDSCAPE PLAN

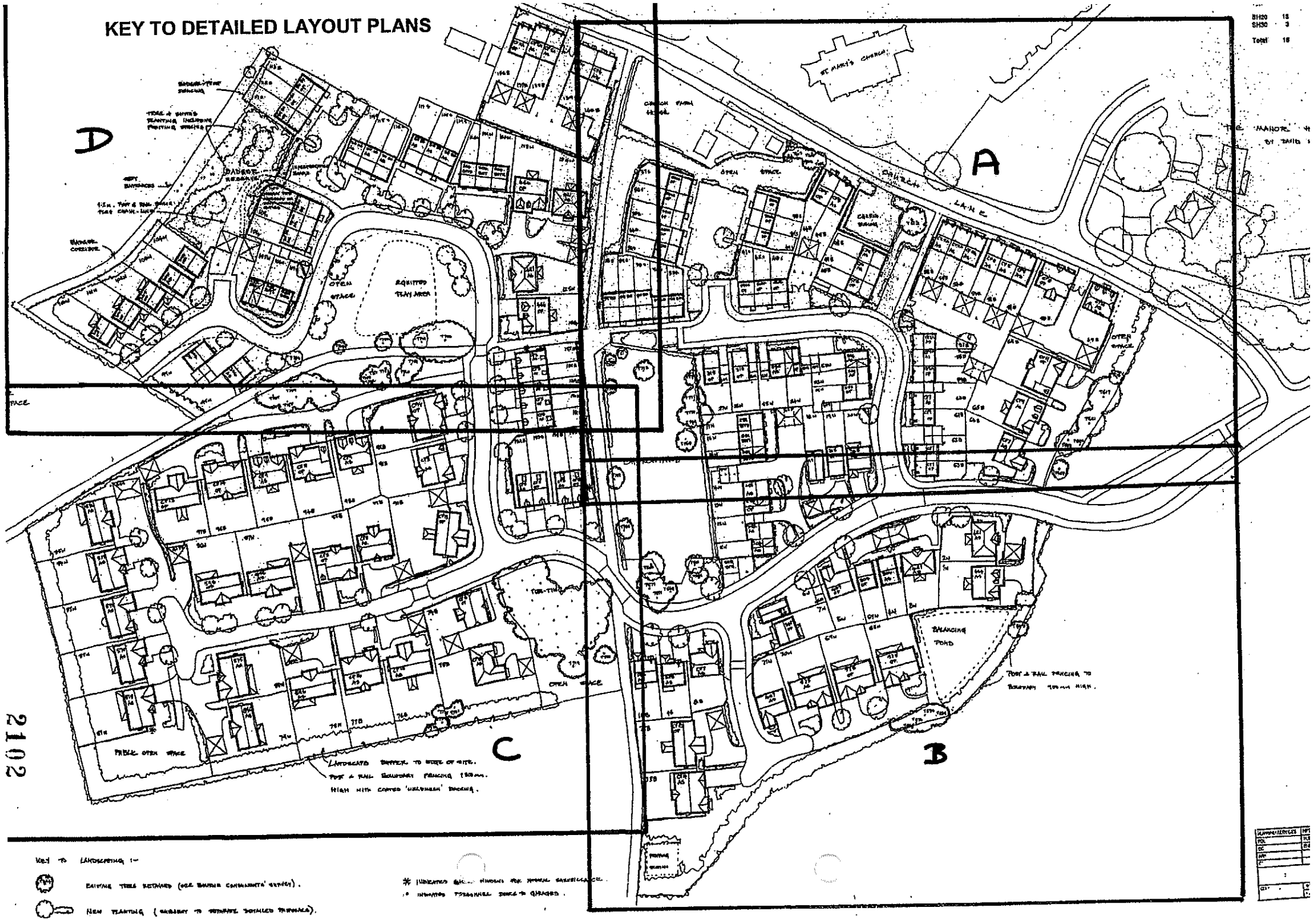


2100

2101

Proposed roadworks - alterations to Church Lane & Hollow Lane

KEY TO DETAILED LAYOUT PLANS

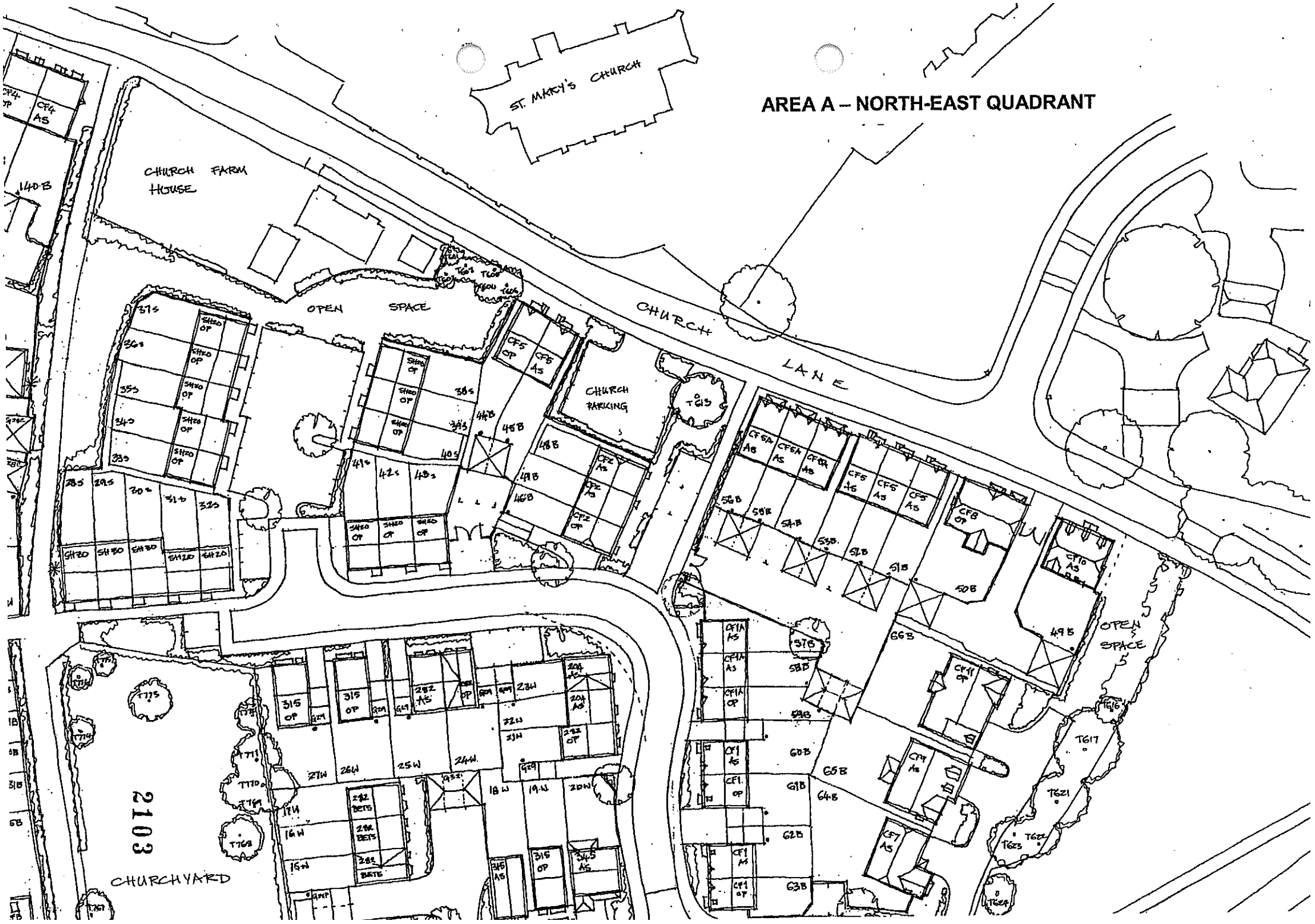


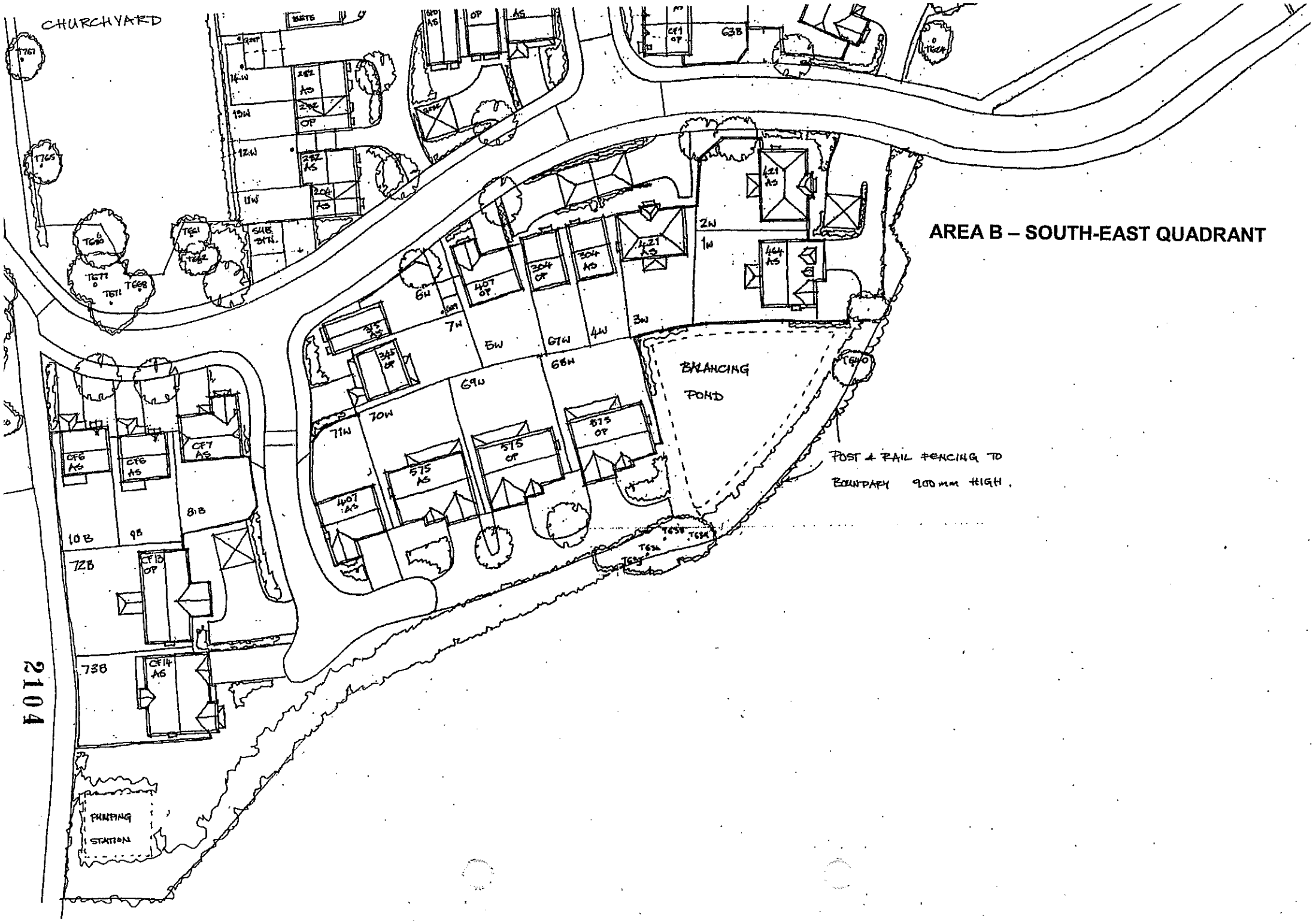
2102

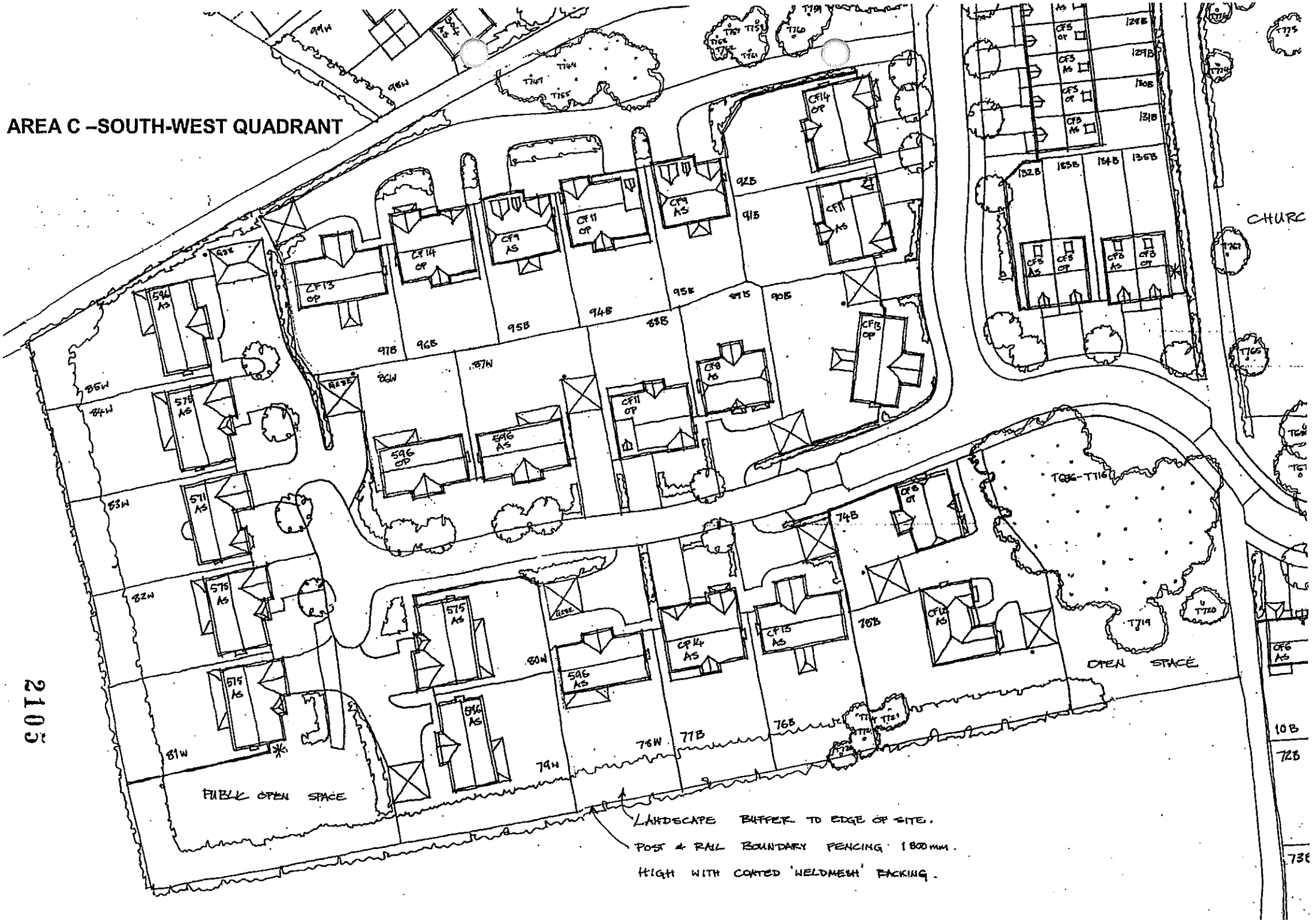
KEY TO LANDSCAPING :-

EXISTING TREES RETAINED (SEE BADGER CONSULTANTS' REPORT).

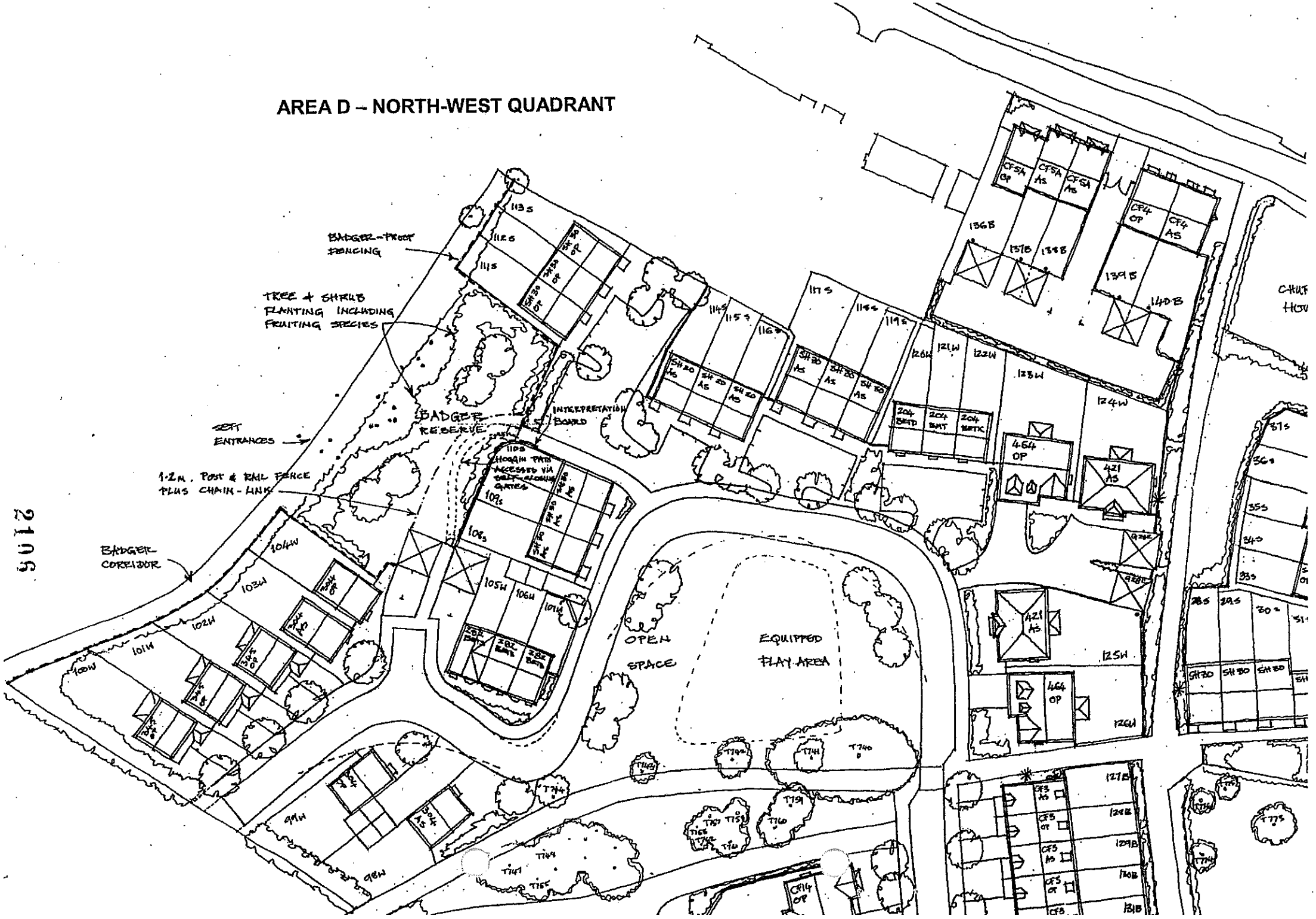
NEW PLANTING (SUBJECT TO APPROVAL DETAILED PROPOSALS).


AREA A – NORTH-EAST QUADRANT
ST. MARY'S CHURCH
CHURCH FARM HOUSE
OPEN SPACE
CHURCH LANE
CHURCH PARKING
OPEN SPACE
2103
CHURCHYARD

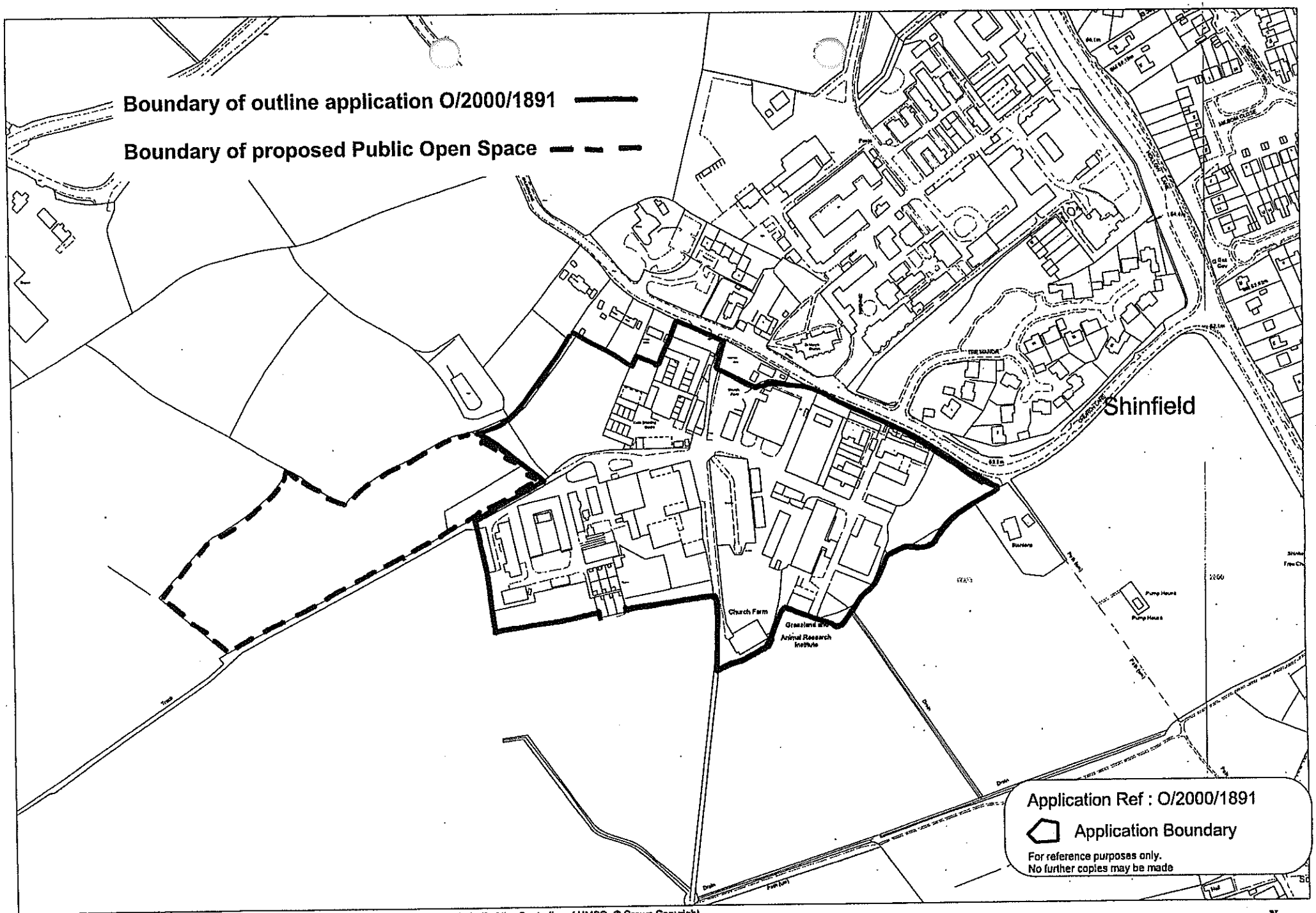

CHURCHYARD
AREA B – SOUTH-EAST QUADRANT
BALANCING POND
POST & RAIL FENCING TO BOUNDARY 900mm HIGH.
PUMPING STATION
2104


AREA C –SOUTH-WEST QUADRANT
PUBLIC OPEN SPACE
OPEN SPACE
LANDSCAPE BUFFER TO EDGE OF SITE.
POST & RAIL BOUNDARY FENCING 1800mm.
HIGH WITH COATED 'WELDMESH' BACKING.
CHURC
2103

AREA D – NORTH-WEST QUADRANT



6012



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 3750

N W E S

2117

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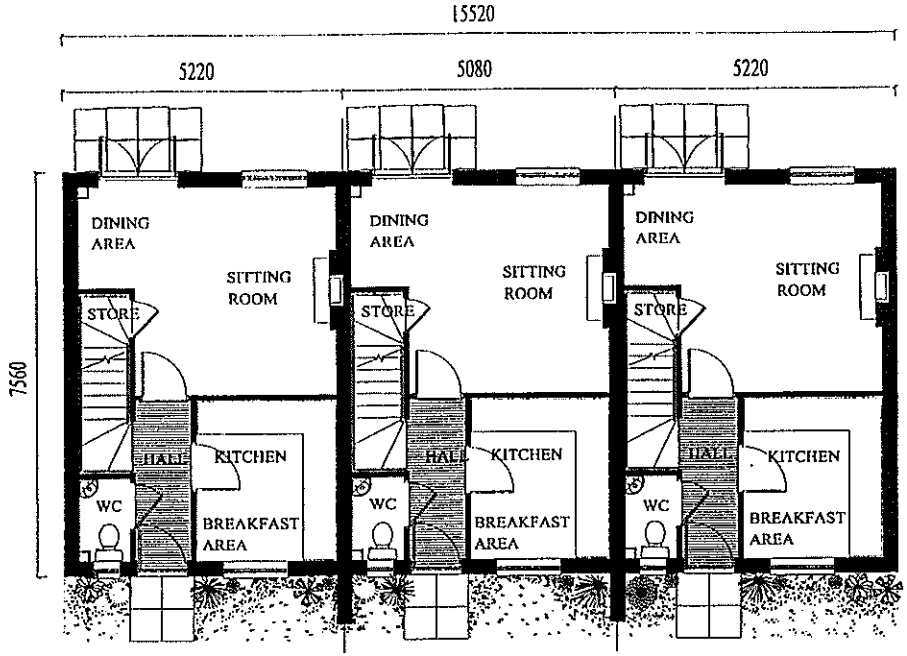
2108

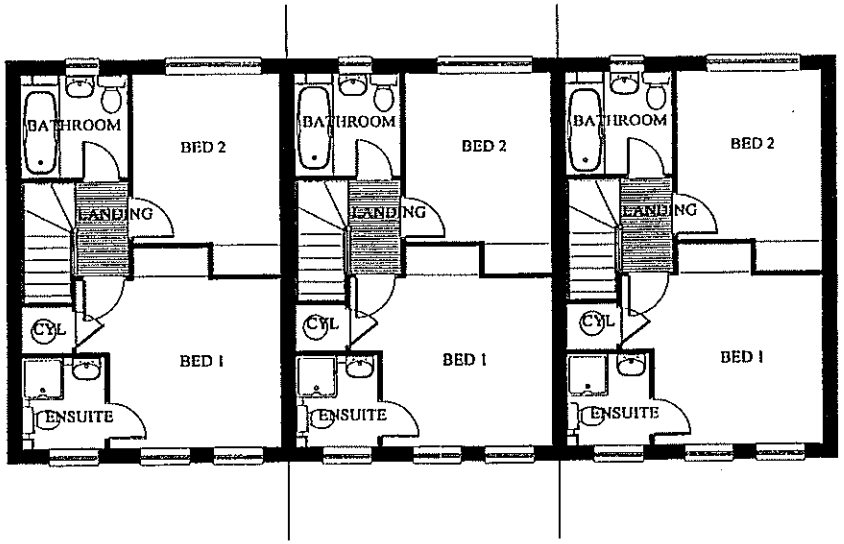


M204 BETD
END TERRACE

M204 BMT
MIDDLE TERRACE

M204 BETK
END TERRACE

GROUND FLOOR PLAN



M204 BETD
END TERRACE

M204 BMT
MIDDLE TERRACE

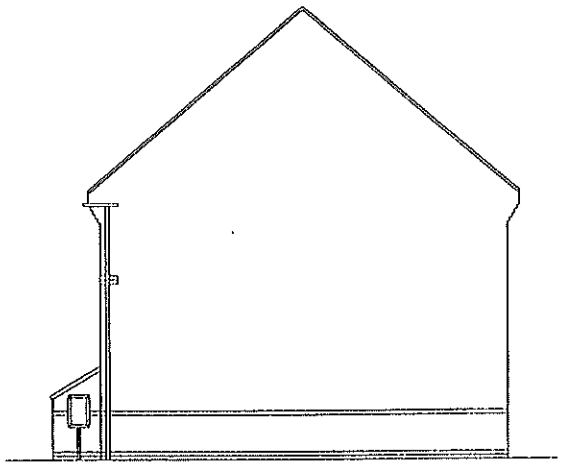
M204 BETK
END TERRACE

FIRST FLOOR PLAN

TITLE	DATE : 04.09.01	REVISION :
House Type 204 As (Terrace of 3)	SCALE : 1:100	
	DWG No : W1	
	DRAWN :	

DAVID WILSON HOMES

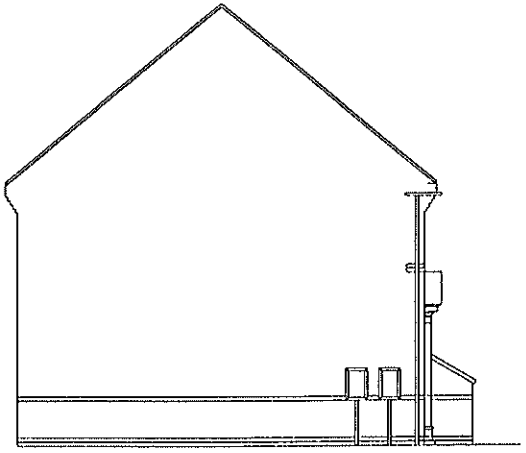
5138



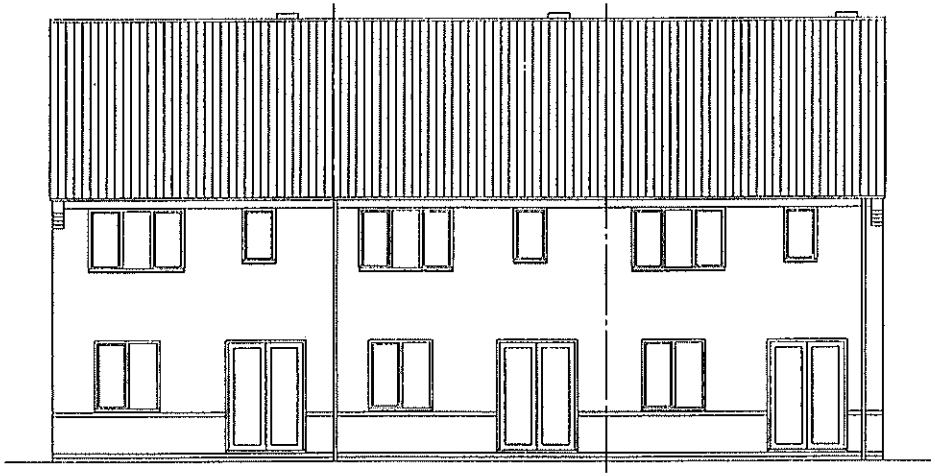
SIDE



FRONT ELEVATION



SIDE

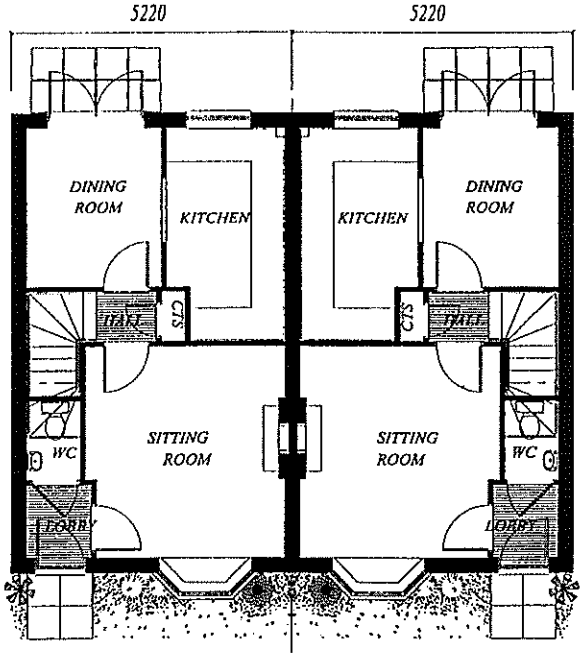


REAR

TITLE	DATE : 04.09.01	REVISION :
House Type 204 As (Terrace of 3)	SCALE : 1:100	
	DWG No : W2	
	DRAWN :	

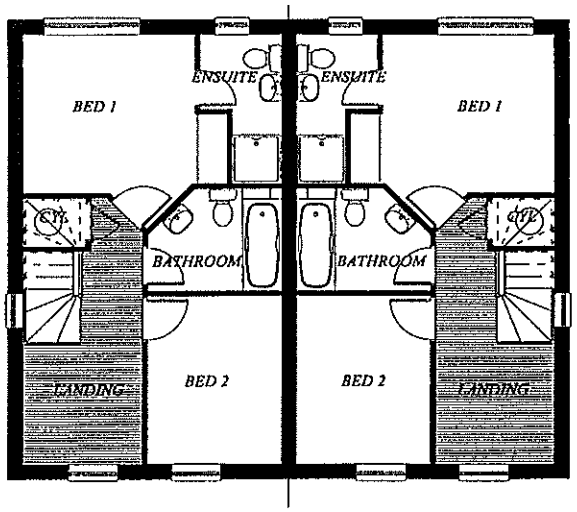
DAVID WILSON HOMES

5 08



M282 BETD Opp
END TERRACE

M282 BETD Ass
END TERRACE



M282 BETD Opp
END TERRACE

M282 BETD Ass
END TERRACE

TITLE *House Type 282 (Pair)*	DATE : 04.09.01 SCALE : 1:100 DWG No : W3 DRAWN :	REVISION :	DAVID WILSON HOMES

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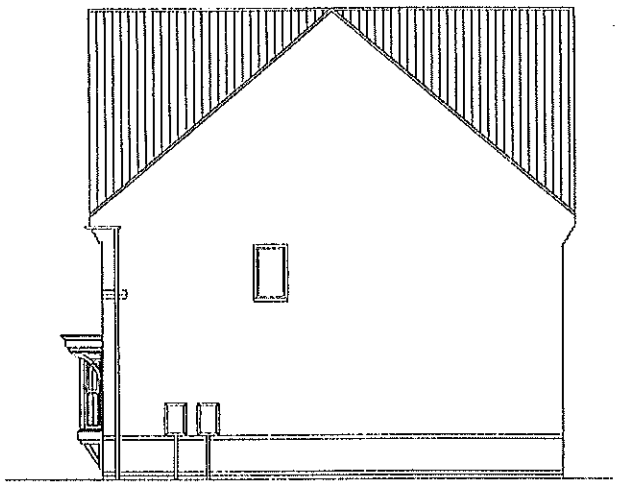
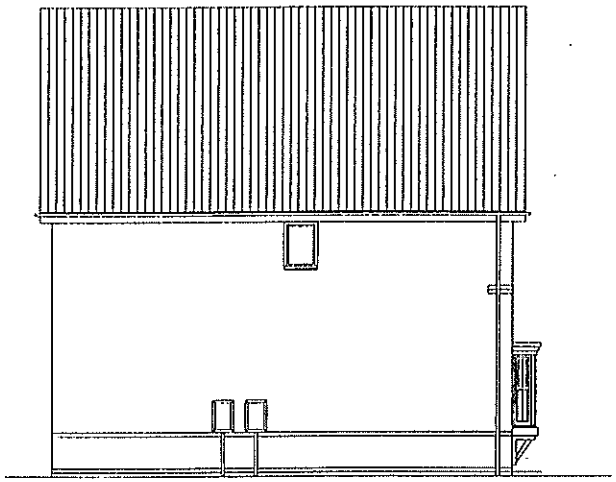


SIDE



FRONT



SIDE

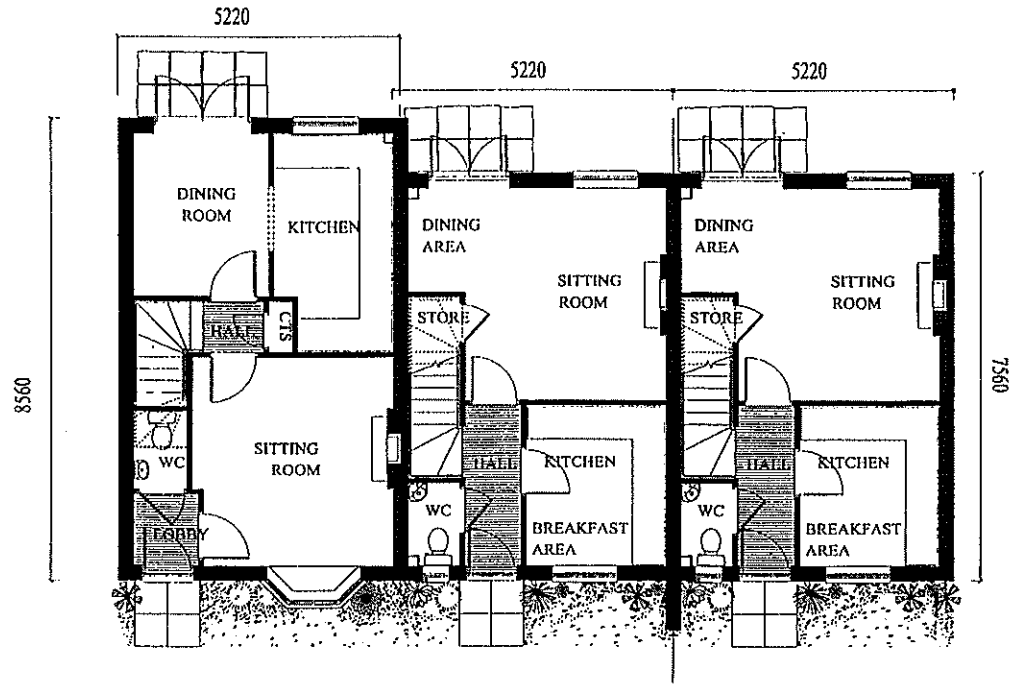


REAR

TITLE	DATE : 04.09.01	REVISION :	DAVID WILSON HOMES
House Type 282 (Pair)	SCALE : 1:100		
	DWG No : W4		
	DRAWN :		

2111

08.NOV.2001 5168

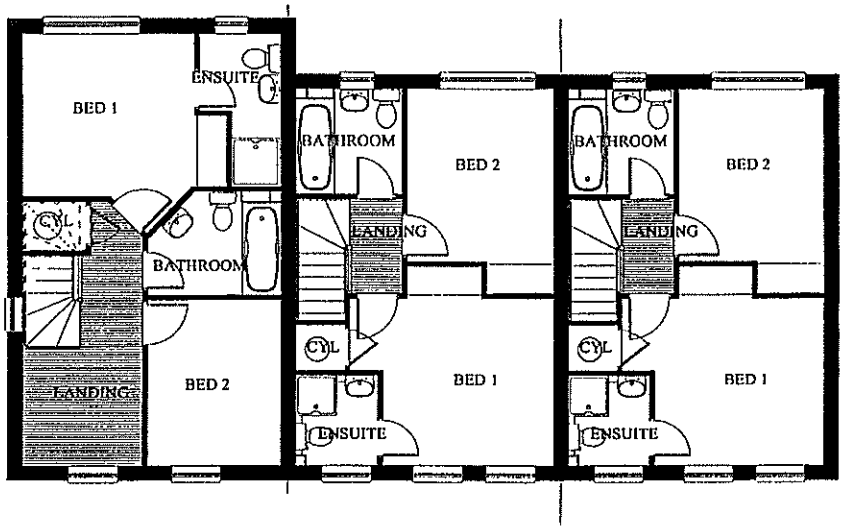


M282 BETS OPP
END TERRACE

M204 BMT AS
MIDDLE TERRACE

M204 BETD AS
END TERRACE

GROUND FLOOR PLAN



FIRST FLOOR PLAN

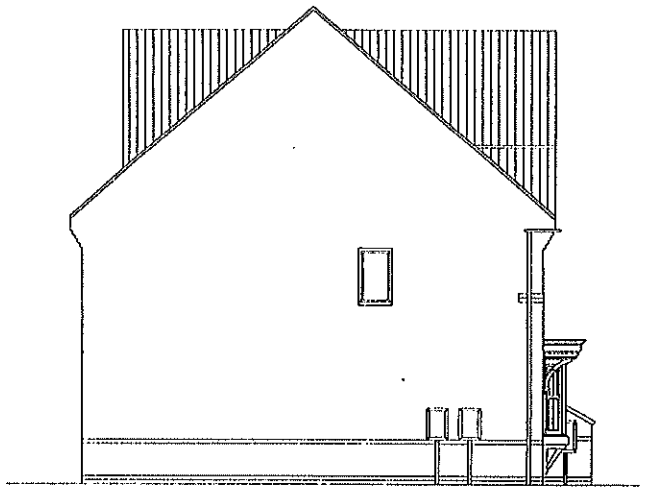
TITLE H282 OPP, H204 AS AND H204 AS (Terrace of 3)	DATE : 10/10/01 SCALE : 1:100 DWG No : W9 DRAWN : DHL	REVISION :

DAVID WILSON HOMES

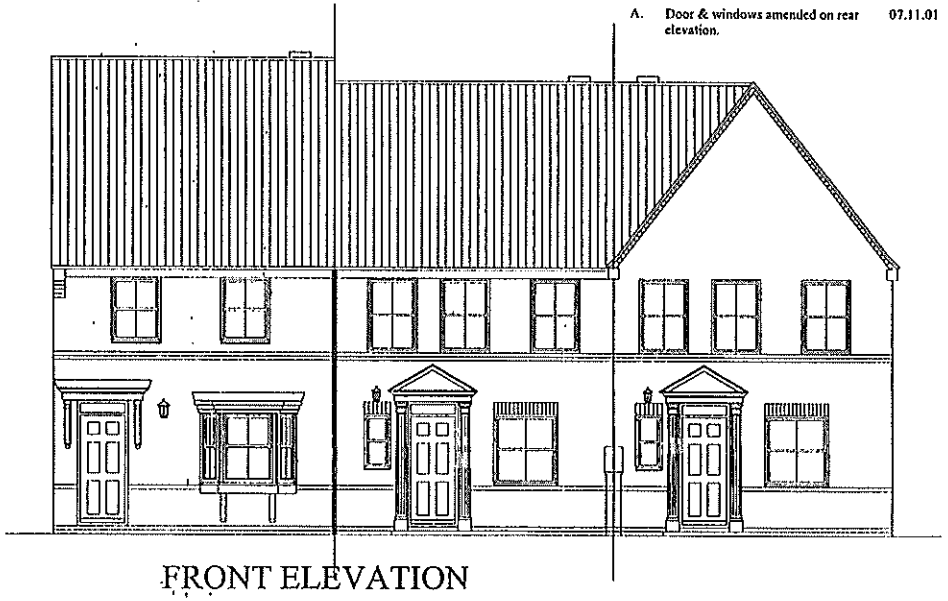
2112

08.NOV.2001 5:88

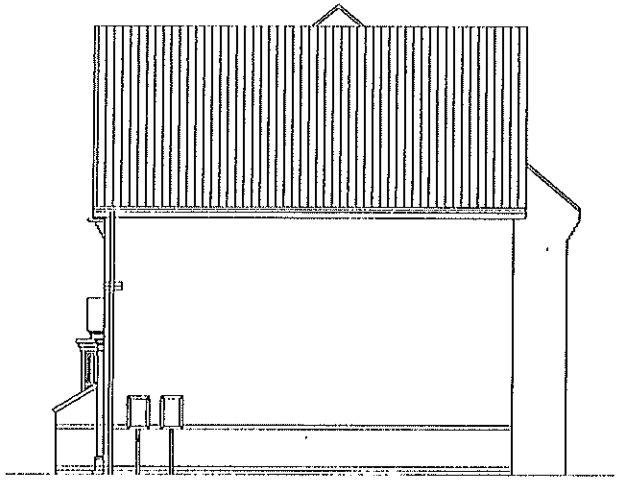
A. Door & windows amended on rear elevation. 07.11.01 S.E.



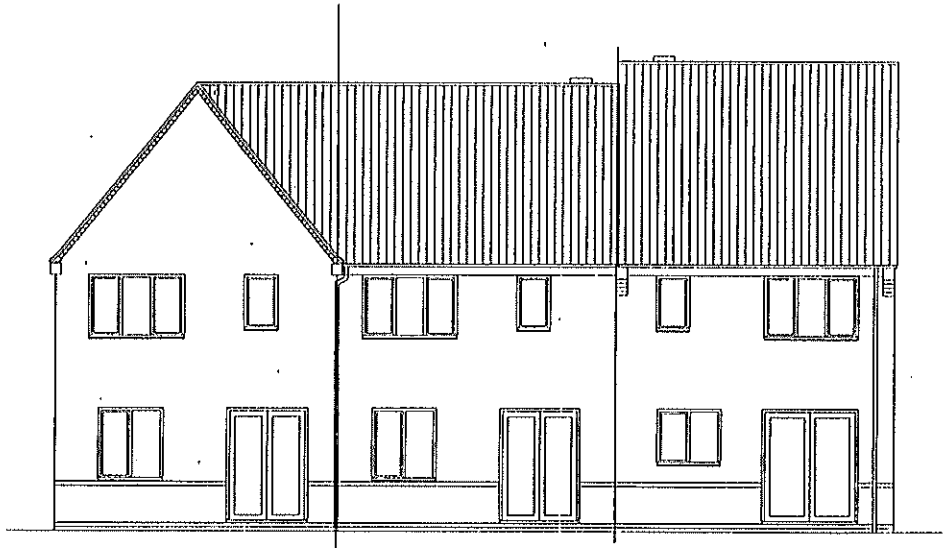
SIDE



FRONT ELEVATION



SIDE

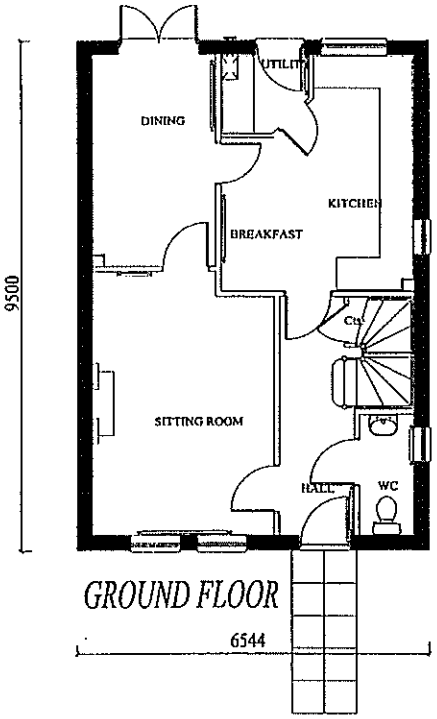


REAR ELEVATION

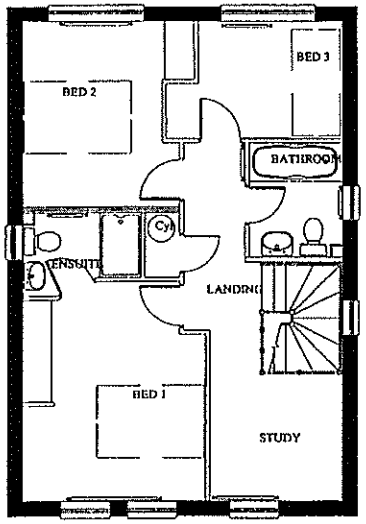
TITLE	DATE: 10/10/01	REVISION:	DAVID WILSON HOMES
H282 OPP, H204 AS AND H204 AS (Terrace of 3)	SCALE: 1:100	A	
	DWG No: W10		
	DRAWN: DHL		

08 NOV 2001 5188

2114



GROUND FLOOR

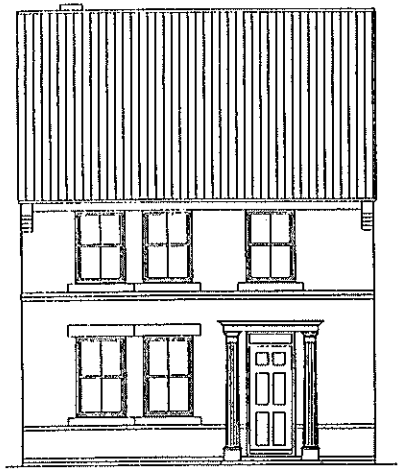


FIRST FLOOR

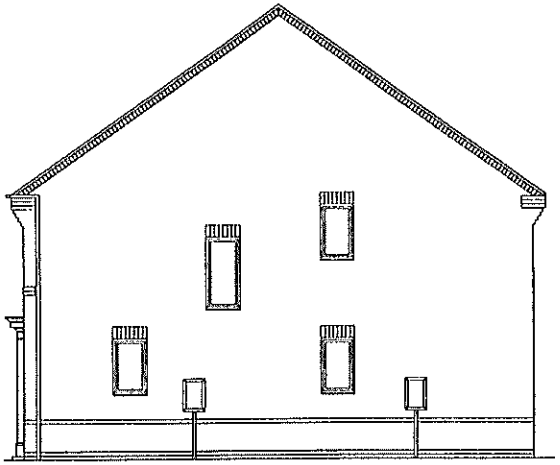
TITLE: HOUSE TYPE 304	FLOOR PLANS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W11	
		DRAWN:	

DAVID WILSON HOMES

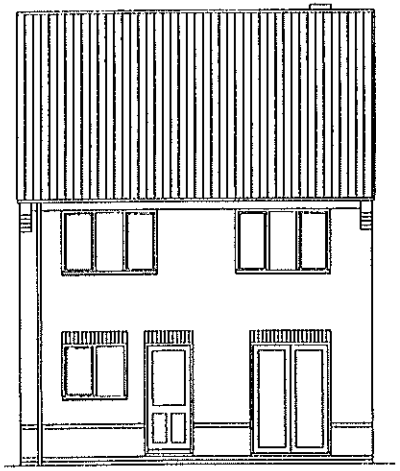
08.Nov.2001 5138



FRONT ELEVATION



SIDE ELEVATION



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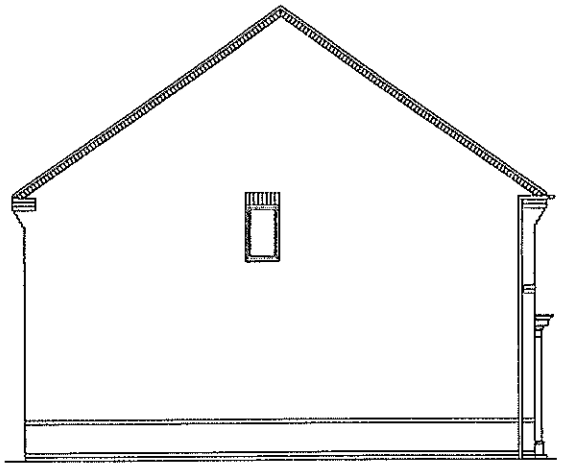


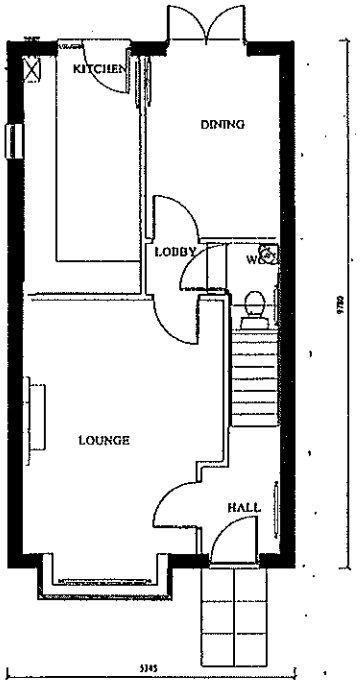
SIDE ELEVATION

2113

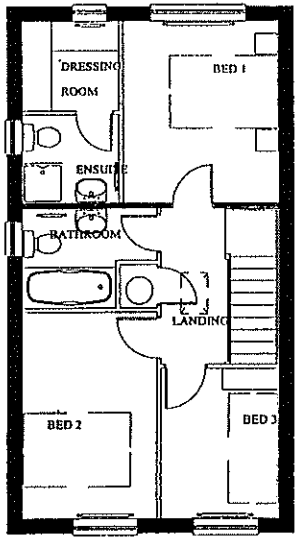
TITLE: HOUSE TYPE 304	ELEVATIONS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W12	
		DRAWN:	

DAVID WILSON HOMES

CE.NOV.001 5:08



GROUND FLOOR

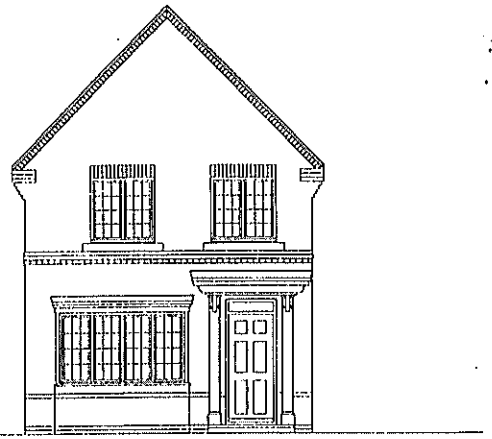


FIRST FLOOR

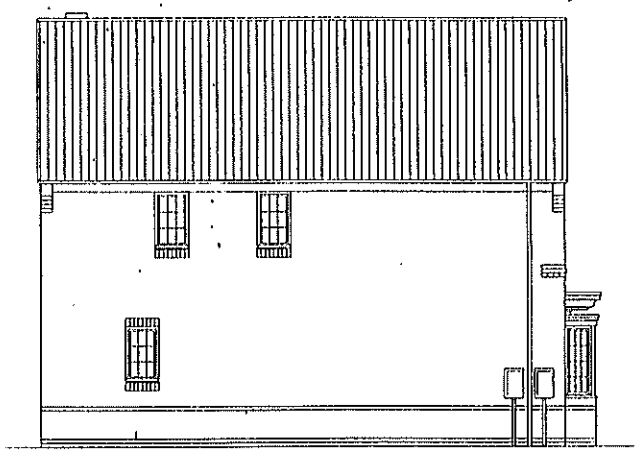
TITLE: HOUSE TYPE 315 Gable Front	FI[illegible] PLANS SHOWN AS	DATE:	REVISIONS: A
		SCALE: 1:100	
		DWG. No.: W15	
		DRAWN:	

DAVID WILSON HOMES

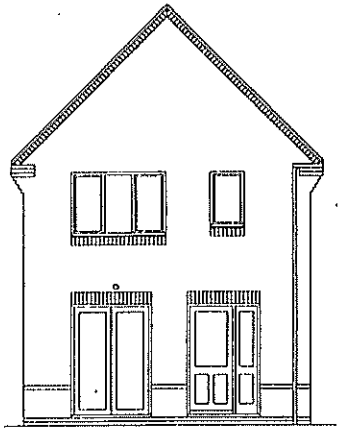
2116



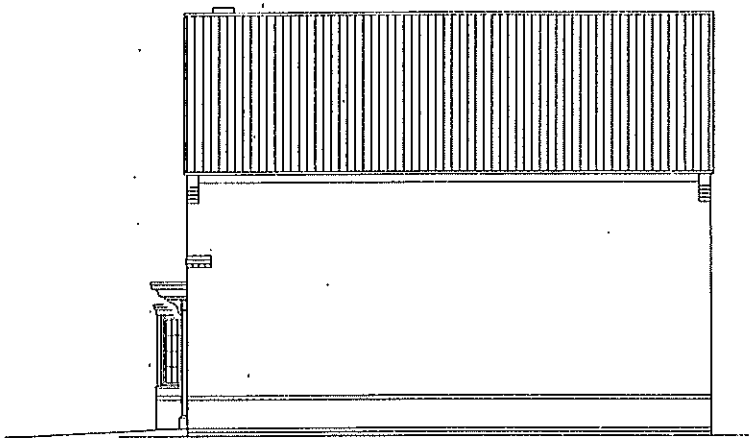
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

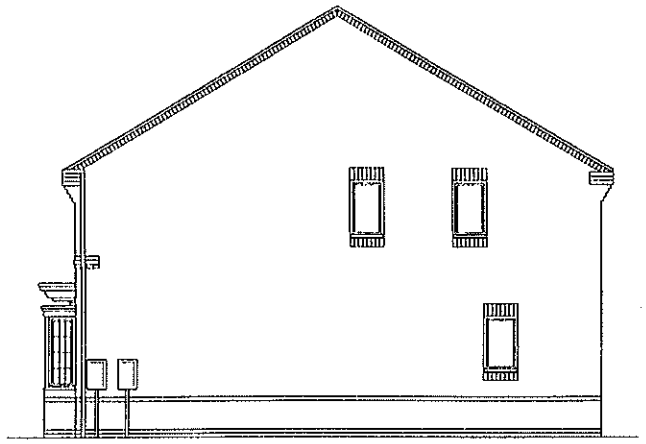


SIDE ELEVATION

2117

TITLE: HOUSE TYPE 315 Gable Front	ELEVATIONS SHOWN AS	DATE:	REVISIONS: A	DAVID WILSON HOMES
		SCALE: 1:100		
		DWG. No.: W16		
		DRAWN:		

CE.NOV.2001* 5188

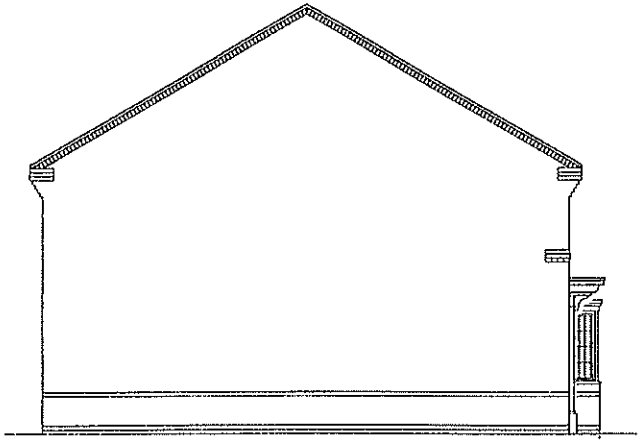


SIDE ELEVATION

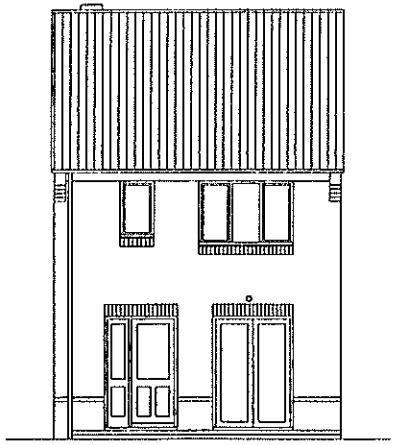


FRONT ELEVATION

2118



SIDE ELEVATION

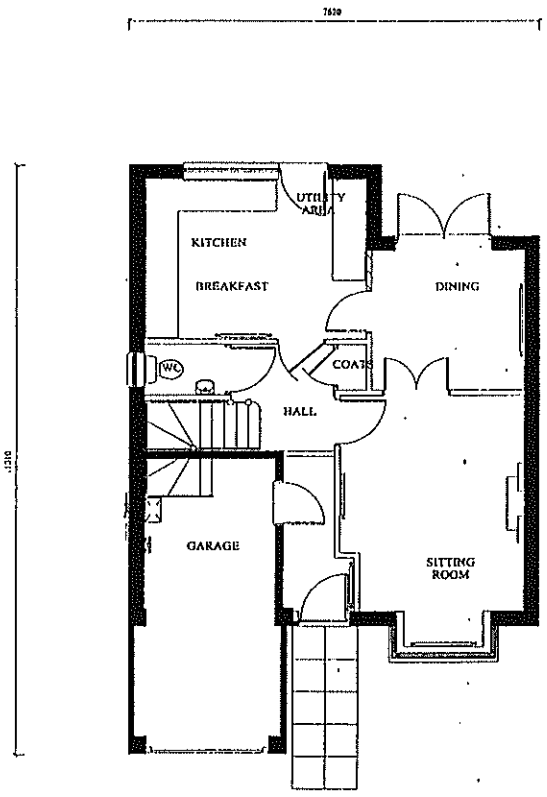


REAR ELEVATION

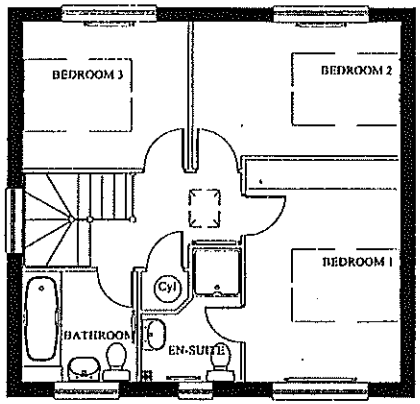
TITLE: HOUSE TYPE 315 ELEVATIONS SHOWN OPP	DATE:	REVISIONS: A	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W18		
	DRAWN:		

06 NOV 2001 5:08

2119

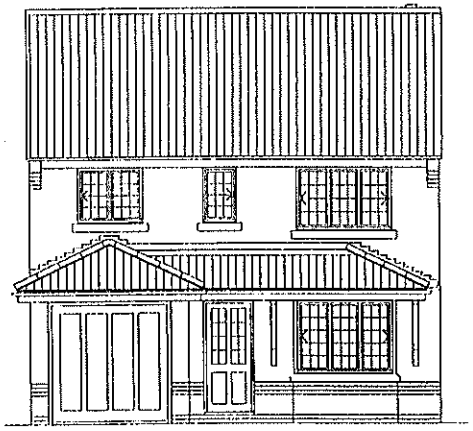


GROUND FLOOR

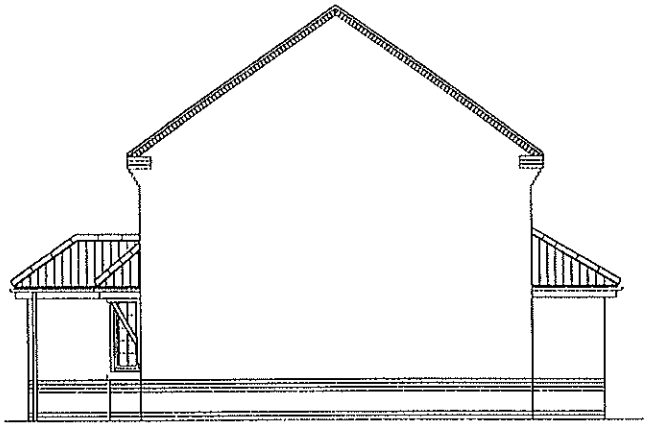


FIRST FLOOR

TITLE: HOUSE TYPE 345 — FLOOR PLANS SHOWN AS	DATE:	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W19		
	DRAWN:		



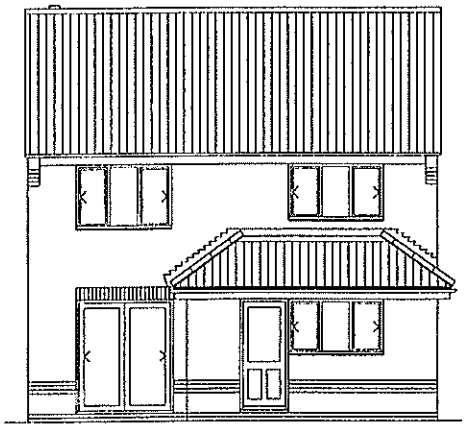
FRONT ELEVATION



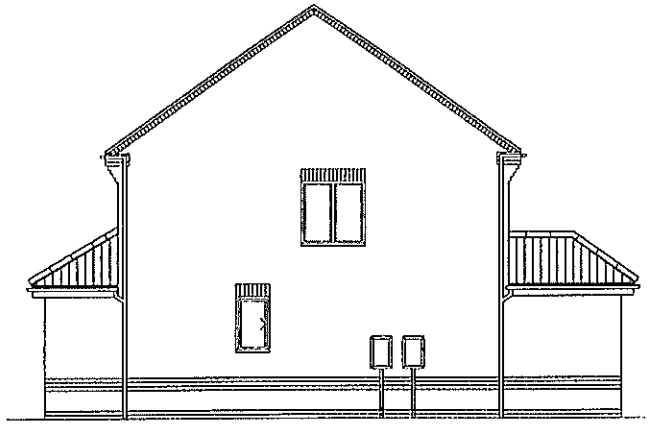
SIDE ELEVATION

08.NOV.2001 5188

2120



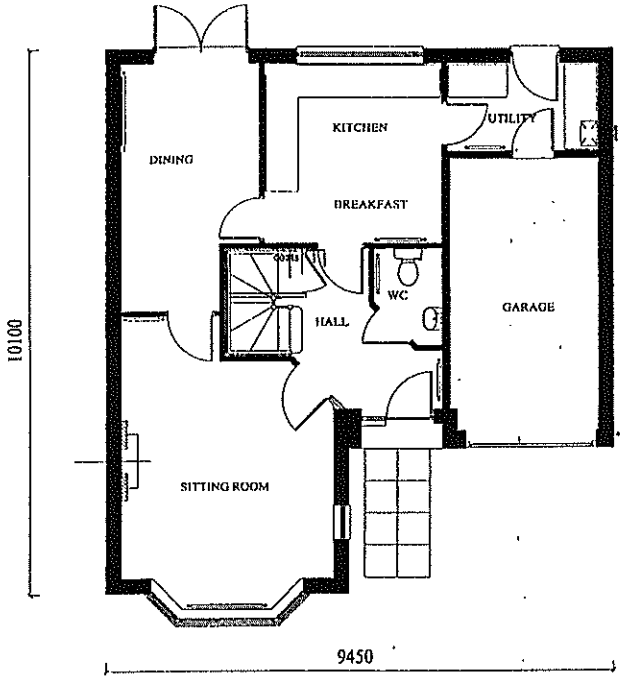
REAR ELEVATION



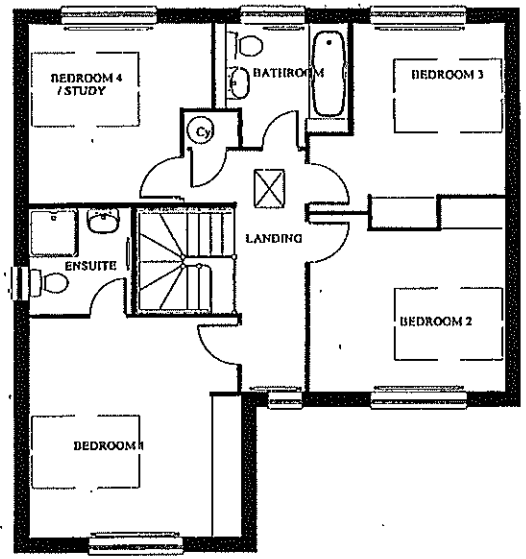
SIDE ELEVATION

TITLE: HOUSE TYPE 345 ELEVATIONS SHOWN AS	DATE:	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W20		
	DRAWN:		

08.NOV.2001* 5188



GROUND FLOOR



GROUND FLOOR

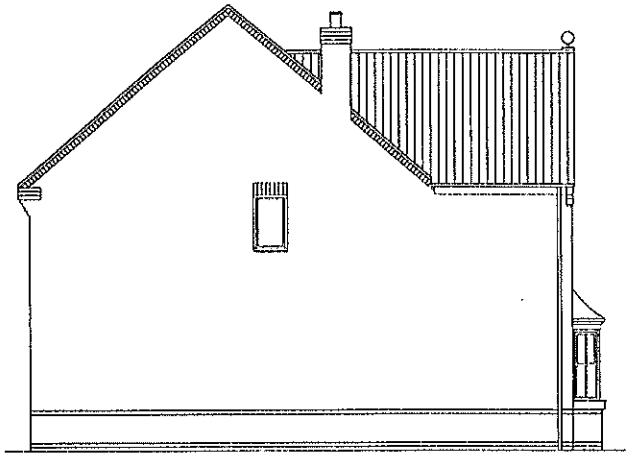
21121

TITLE: *HOUSE TYPE 407* — *FLOOR PLANS SHOWN AS*	DATE:	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W23		
	DRAWN:		

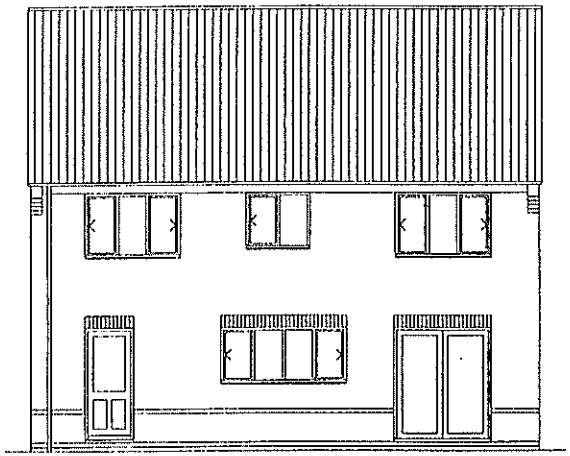
08.NOV.2001 5108



FRONT ELEVATION



SIDE ELEVATION



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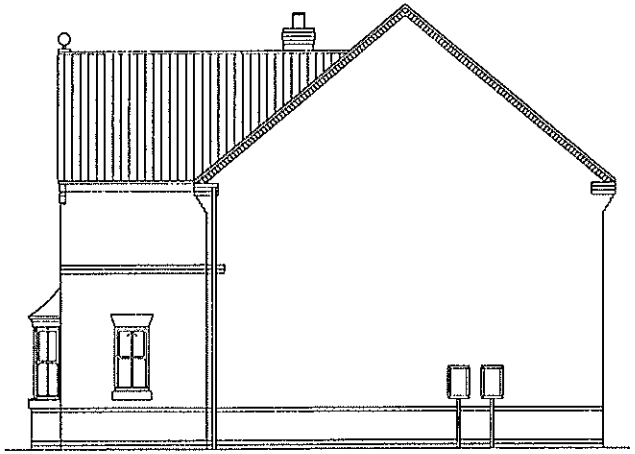


SIDE ELEVATION

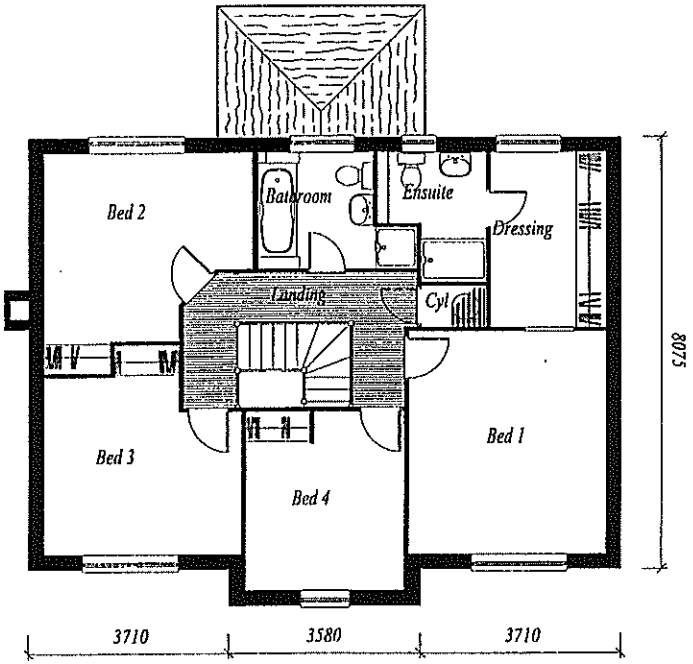
TITLE:		DATE:	REVISIONS:
HOUSE TYPE 407	E[illegible]TIONS SHOWN AS	SCALE: 1:100	
		DWG. No.: W24	
		DRAWN:	

DAVID WILSON HOMES

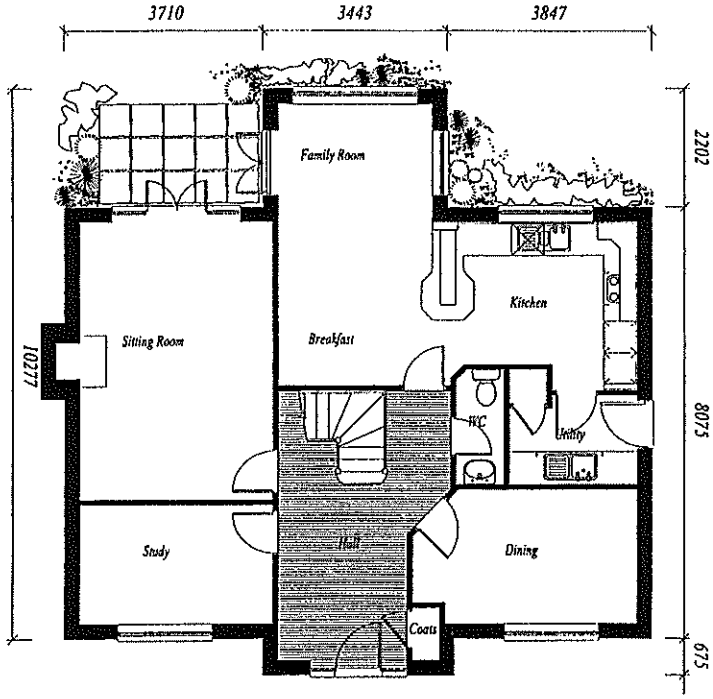
2122

08.NOV.2001 5:08

21123



FIRST FLOOR

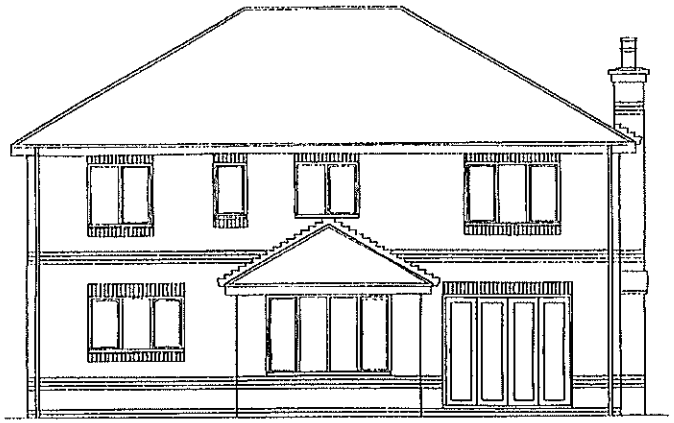


GROUND FLOOR

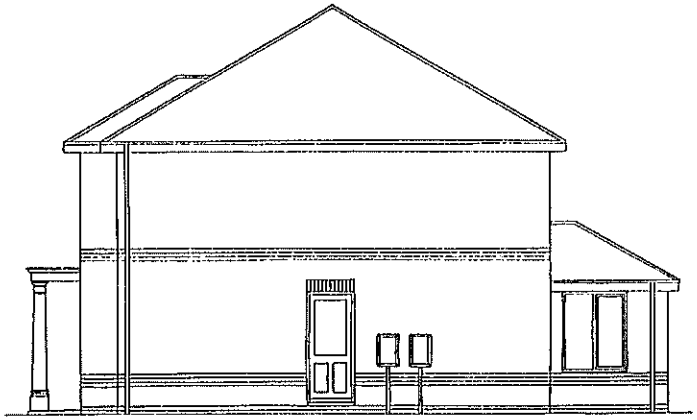
TITLE: HOUSE TYPE 421	PLANS SHOWN OPP	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W29	
		DRAWN:	

DAVID WILSON HOMES

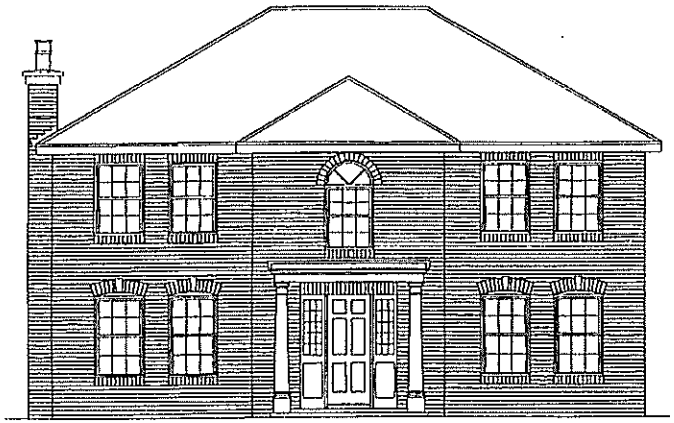
06.NOV.2001* 5108



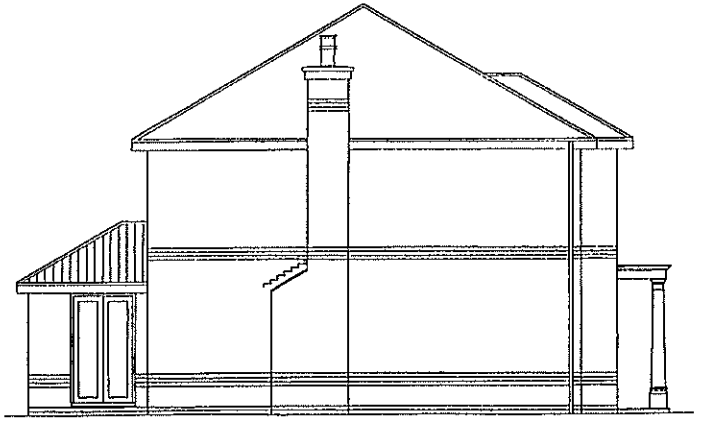
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

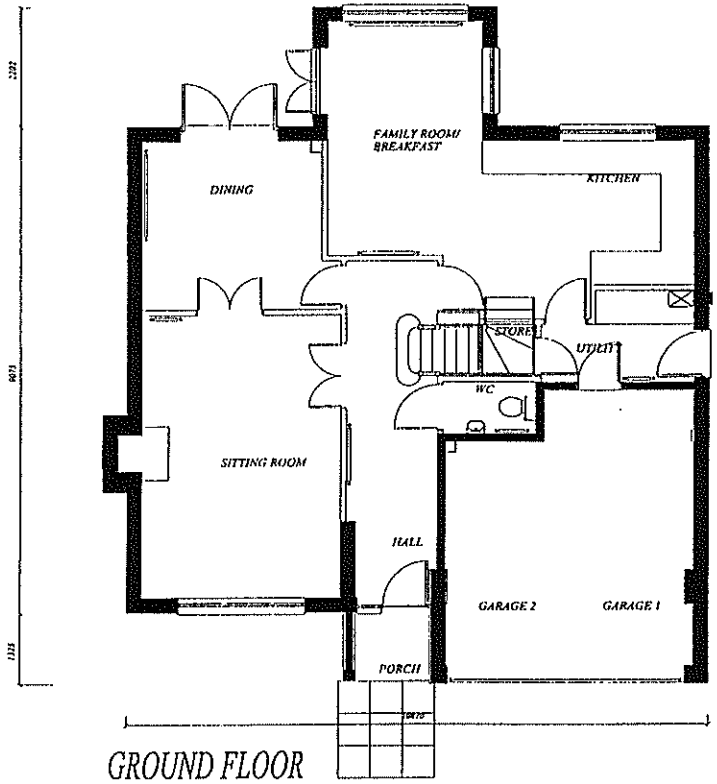
TITLE: HOUSE TYPE 421	E[illegible]ITIONS SHOWN OPP	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W30	
		DRAWN:	

DAVID WILSON HOMES

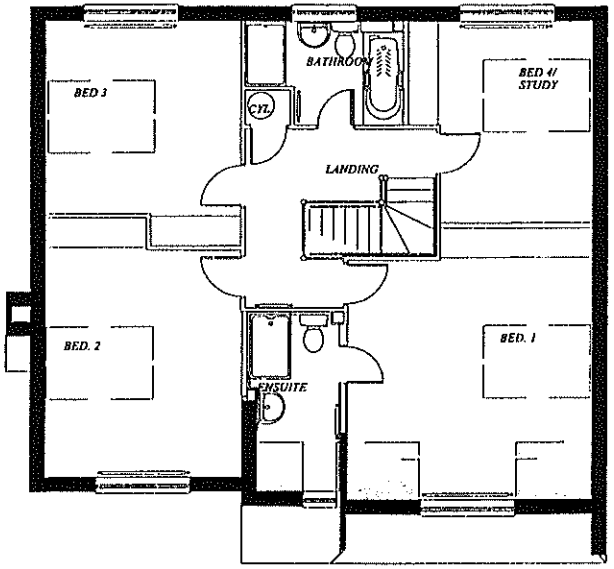
2124

08.NOV.2017 5128

2125



GROUND FLOOR



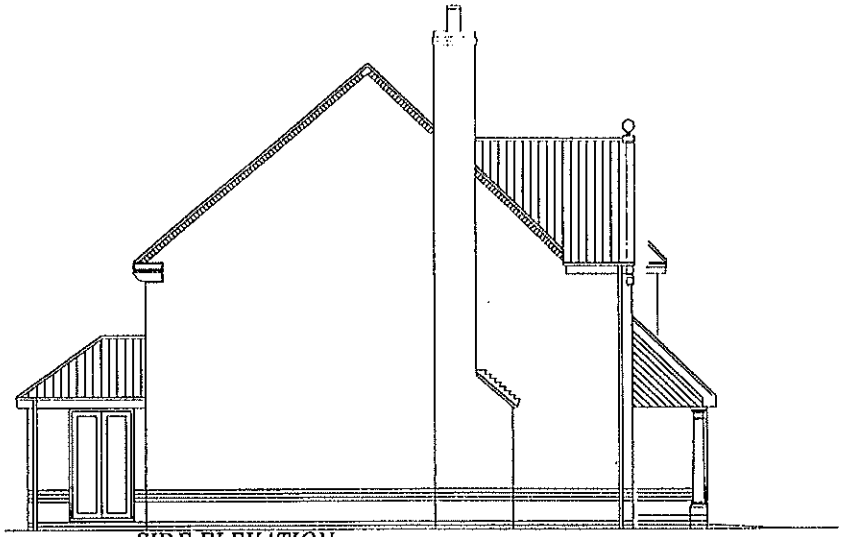
FIRST FLOOR

TITLE: HOUSE TYPE 464	FLOOR PLANS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W31	
		DRAWN:	

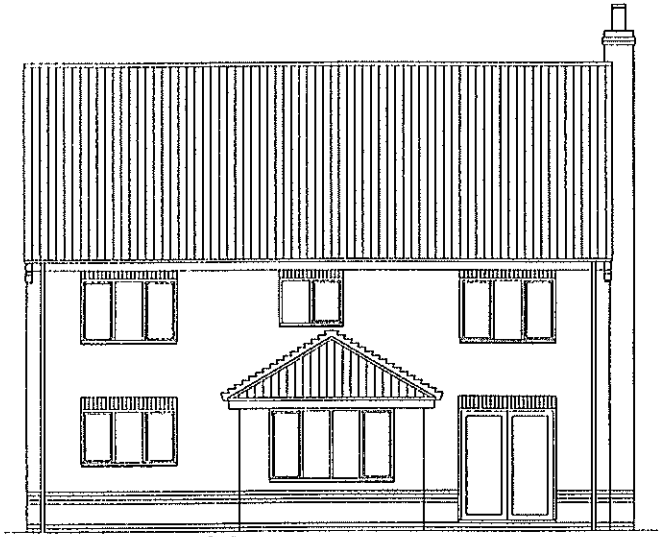
DAVID WILSON HOMES



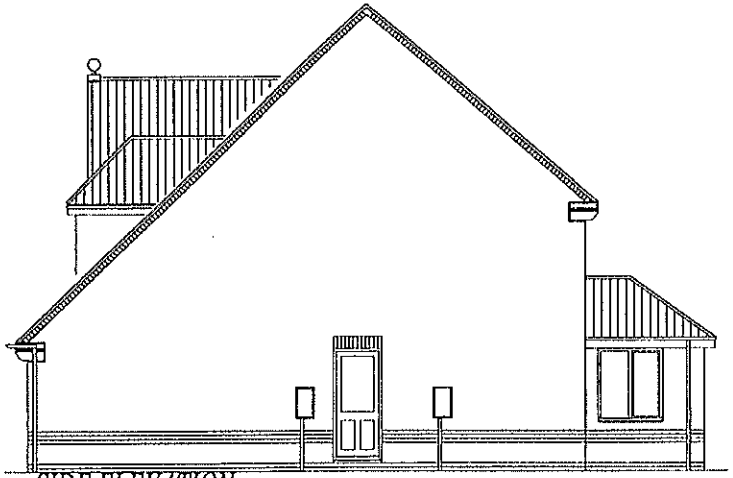
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

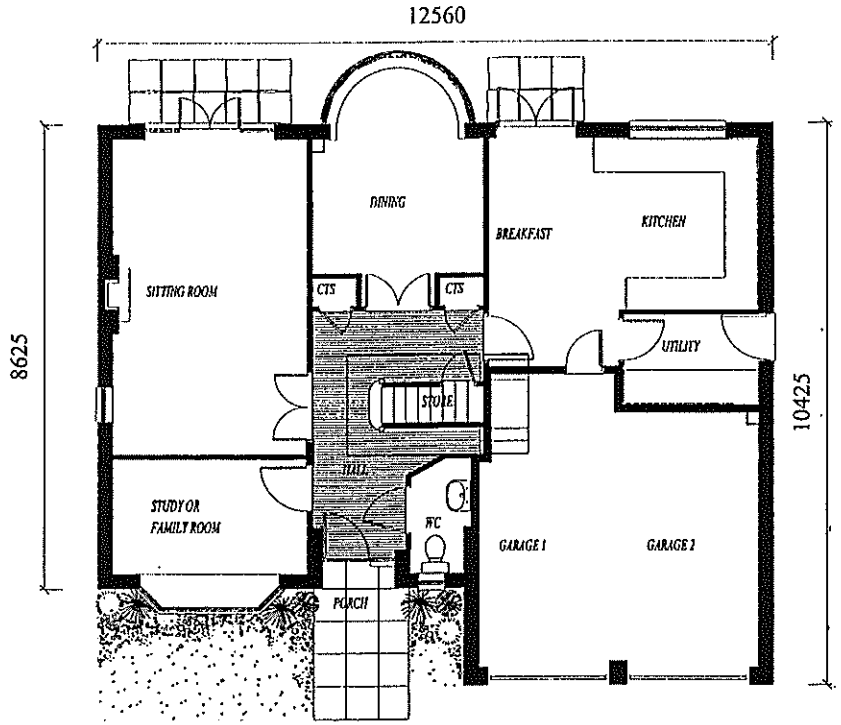
TITLE: HOUSE TYPE 464	E[illegible]TIONS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W32	
		DRAWN:	

DAVID WILSON HOMES

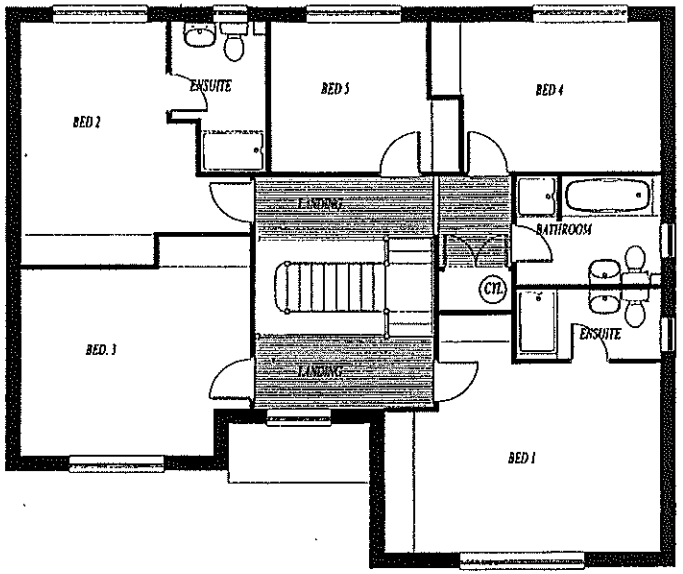
2126

08 NOV 2001* 5188

2127

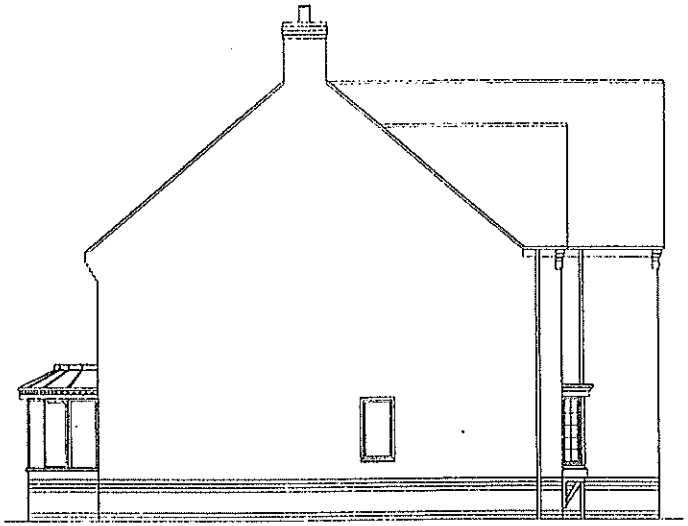


GROUND FLOOR PLAN

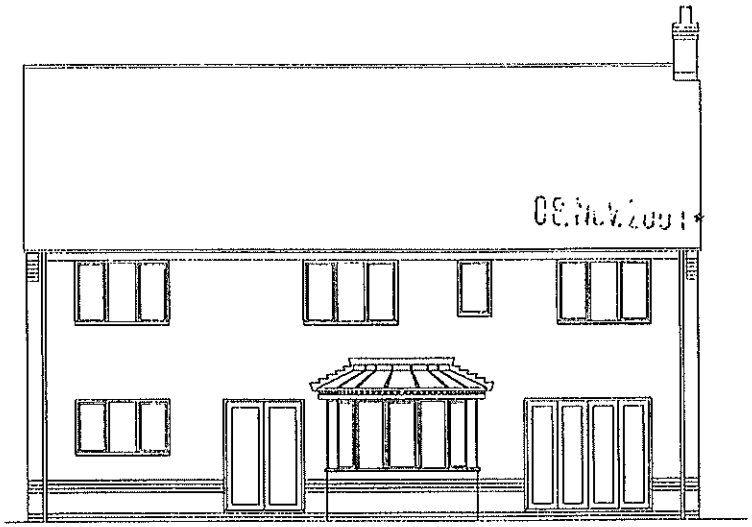


FIRST FLOOR PLAN

TITLE *House Type 571 As*	DATE : 04.09.01 SCALE : 1:100 DWG No : W35 DRAWN :	REVISION :	DAVID WILSON HOMES

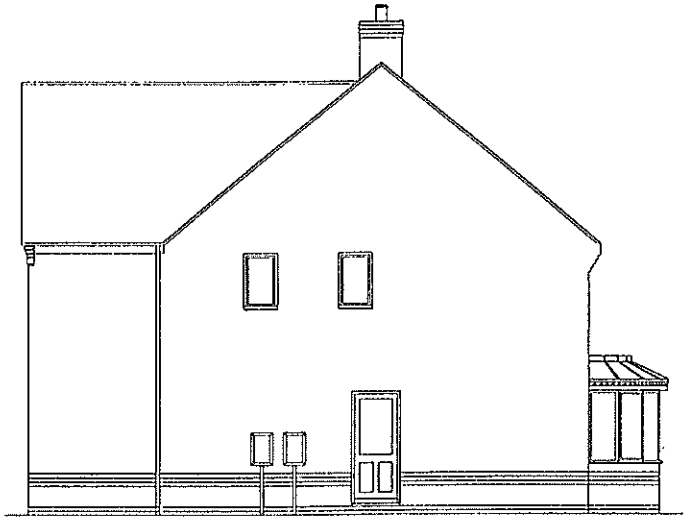


SIDE



REAR

09 NOV 2001 5128



SIDE



FRONT ELEVATION

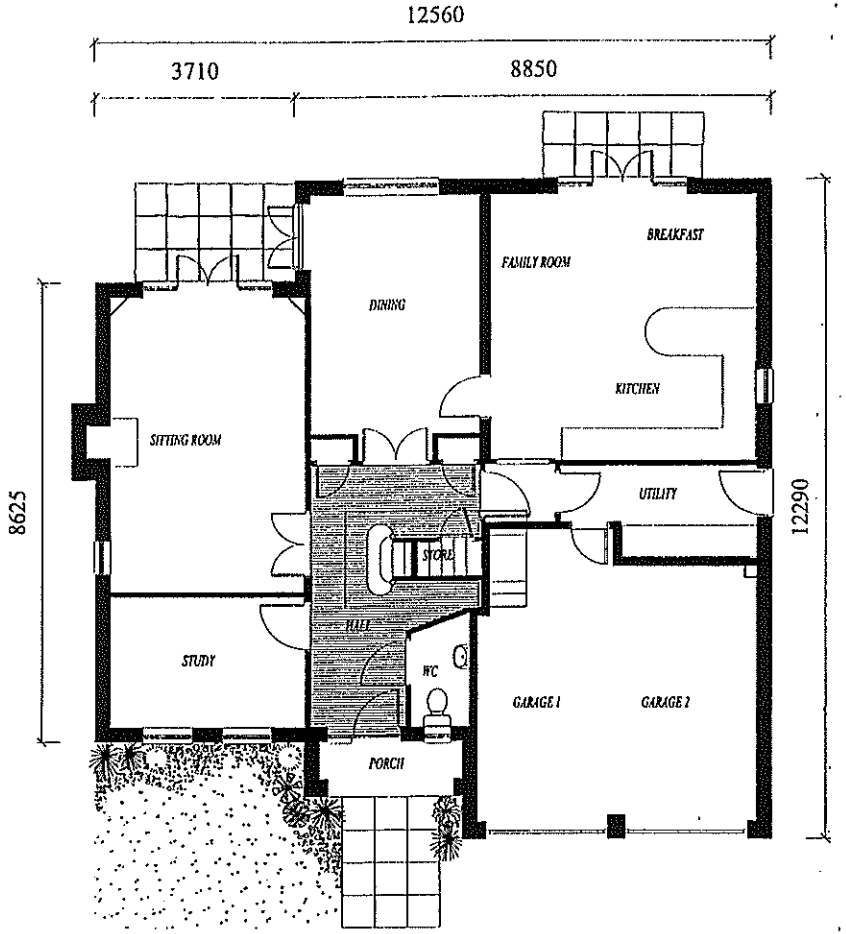
TITLE	DATE : 04.09.01	REVISION :
House Type 571 As	SCALE : 1:100	
	DWG No : W36	
	DRAWN :	

DAVID WILSON HOMES

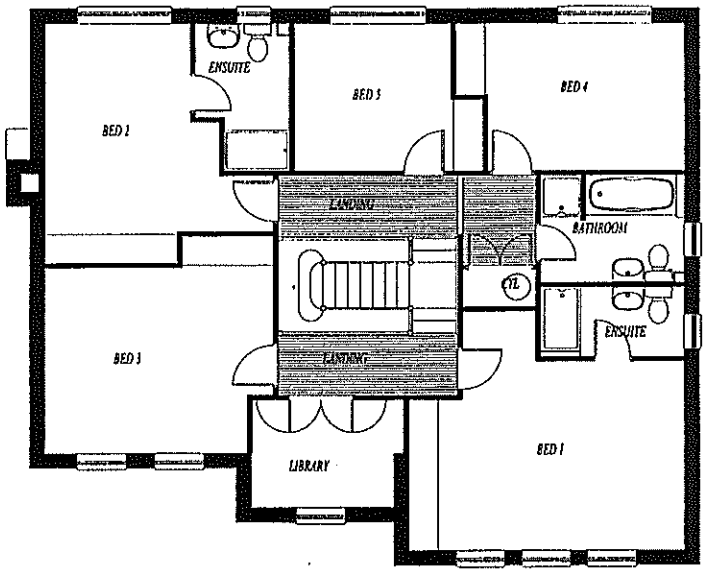
7198

08.NOV.2001* 5138

2129



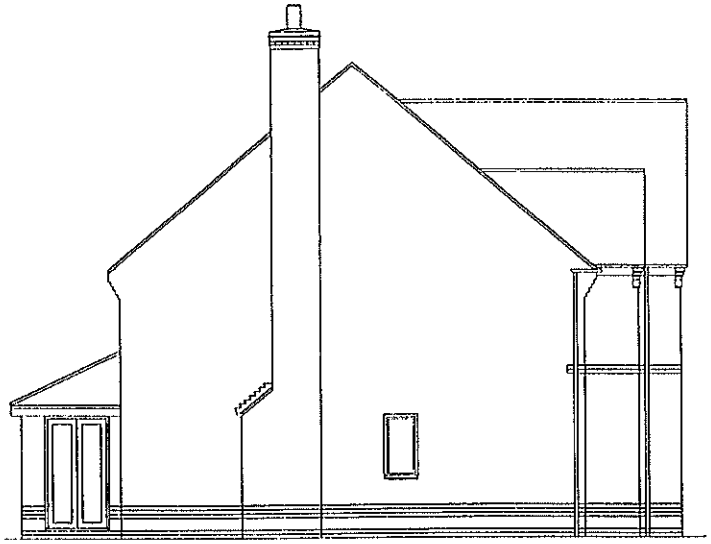
GROUND FLOOR PLAN



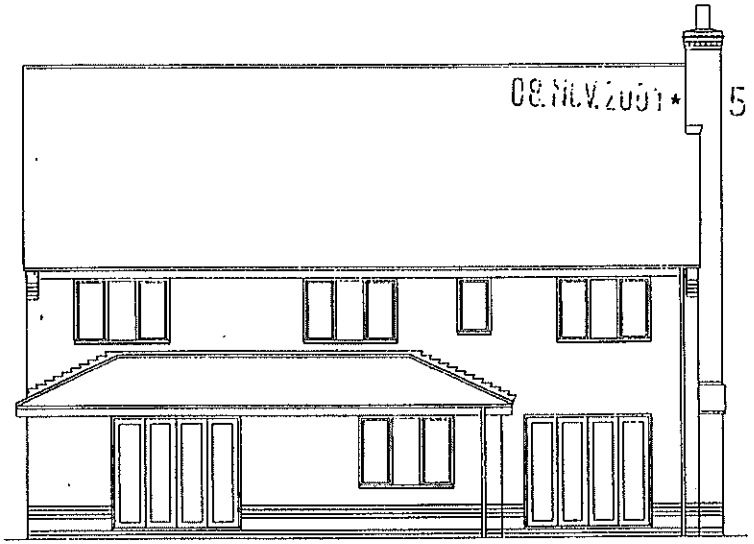
FIRST FLOOR PLAN

TITLE *House Type 575 As*	DATE : 04.09.01 SCALE : 1:100 DWG No : W37 DRAWN :	REVISION :	DAVID WILSON HOMES

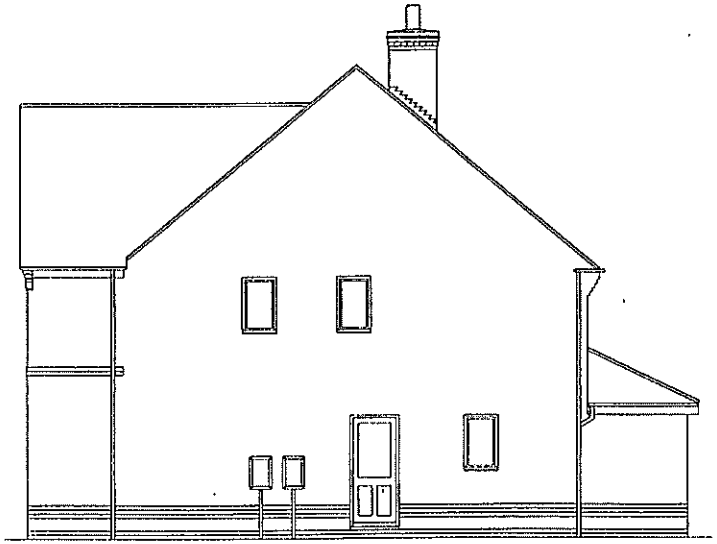
08.NOV.2001 5138



SIDE



REAR



SIDE

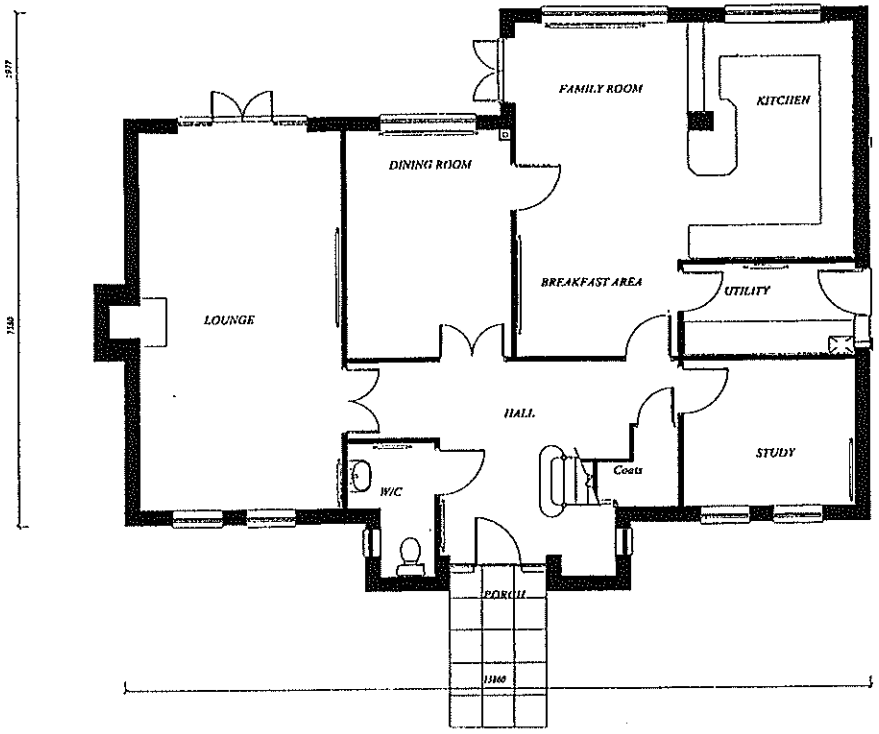


FRONT ELEVATION

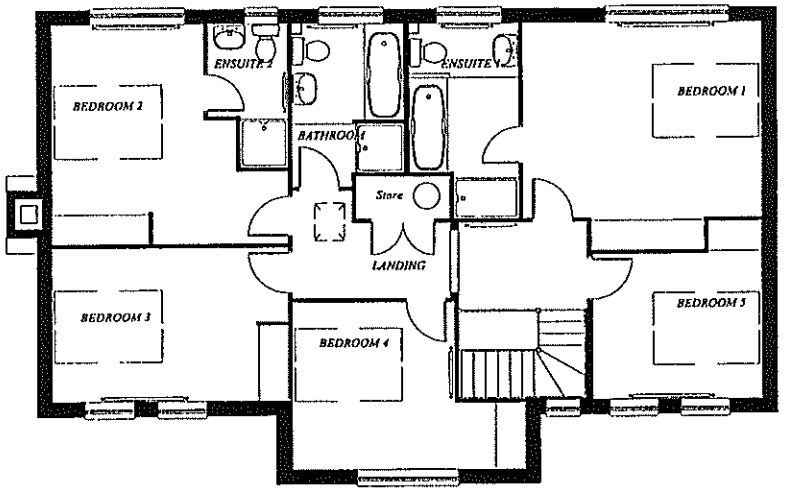
TITLE: House Type 575 As	DATE: 04.09.01	REVISION:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG No: W38		
	DRAWN:		

2130

08.NOV.2001* 5188



GROUND FLOOR



FIRST FLOOR

21131

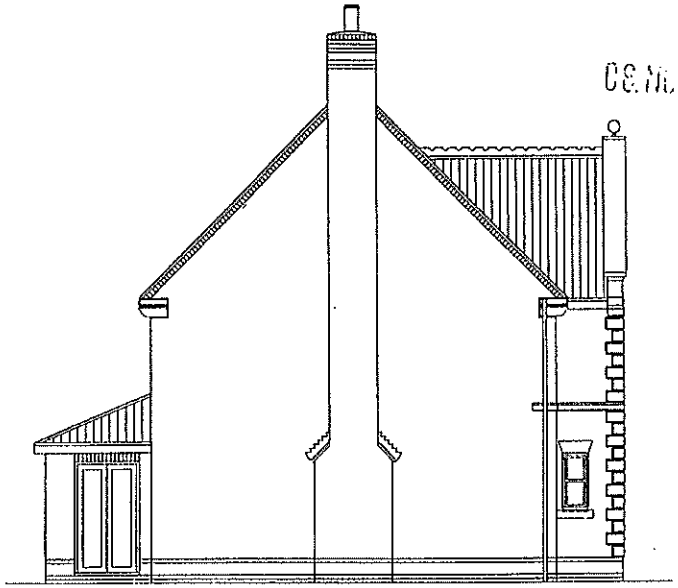
TITLE: HOUSE TYPE 596	FLOOR PLANS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W41	
		DRAWN:	

DAVID WILSON HOMES

08 NOV 2001 * 5108

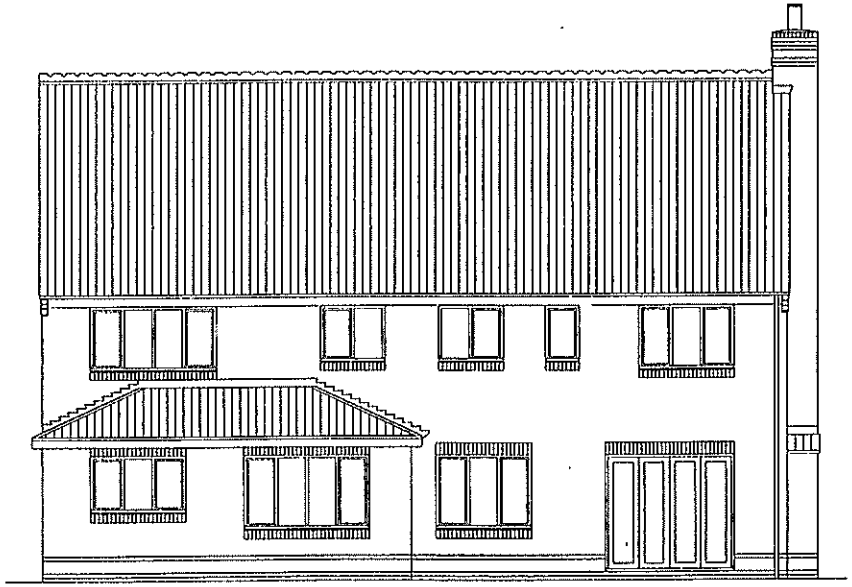


FRONT ELEVATION

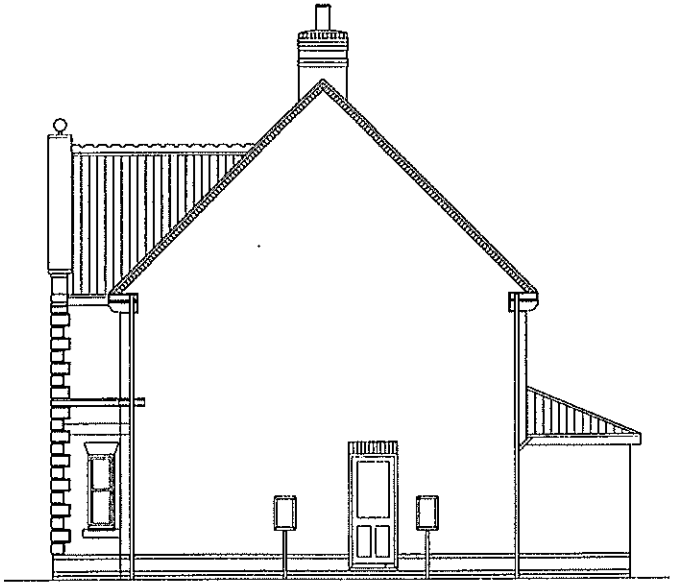


SIDE ELEVATION

2132



REAR ELEVATION

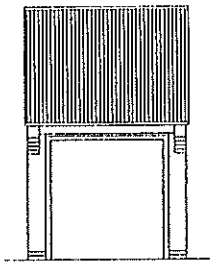


SIDE ELEVATION

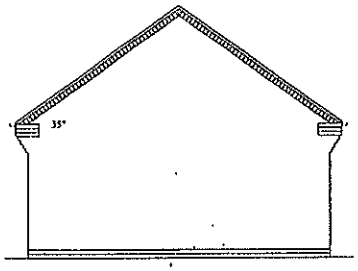
TITLE: HOUSE TYPE 596	ELEVATIONS SHOWN AS	DATE:	REVISIONS:
		SCALE: 1:100	
		DWG. No.: W42	
		DRAWN:	

DAVID WILSON HOMES

08.Nov.2001* 5188



FRONT ELEVATION



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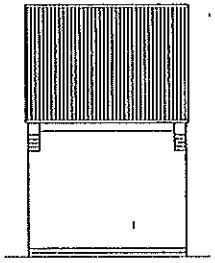
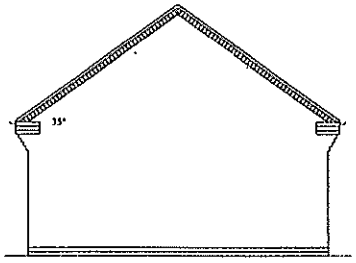
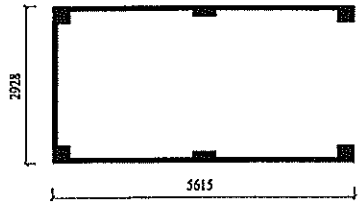


REAR ELEVATION



SIDE ELEVATION

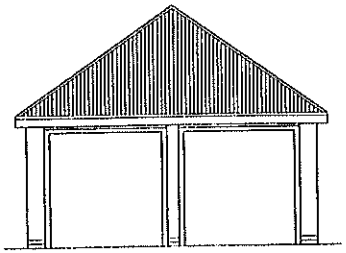


PLAN

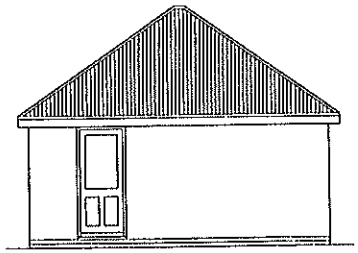
2133

TITLE: *G29 SINGLE GARAGE* — *PLANS & ELEVATIONS*	DATE:	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W45		
	DRAWN:		

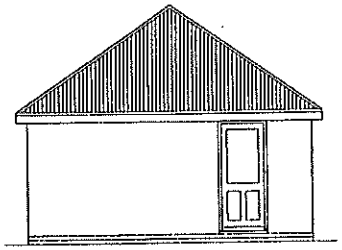
08.NOV.2001* 5:08



FRONT ELEVATION



SIDE ELEVATION



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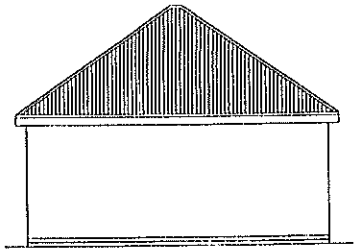
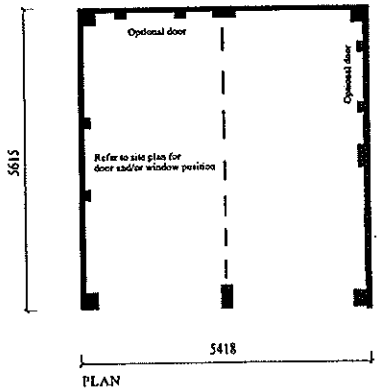


SIDE ELEVATION

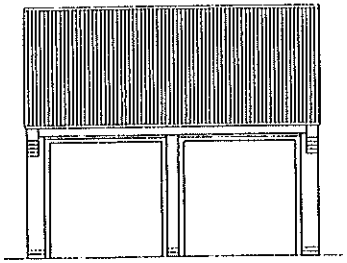


PLAN

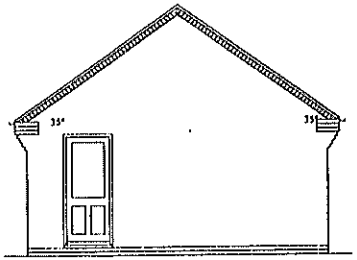
2134

TITLE: G28E PLANS & ELEVATIONS SHOWN AS	DATE:	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W46		
	DRAWN:		

08.N.V.2001* 5,08



FRONT ELEVATION



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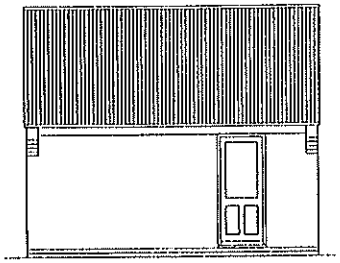
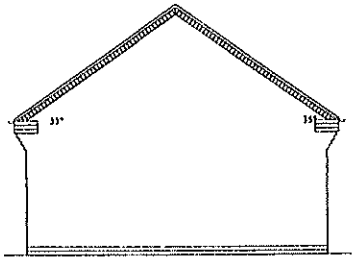
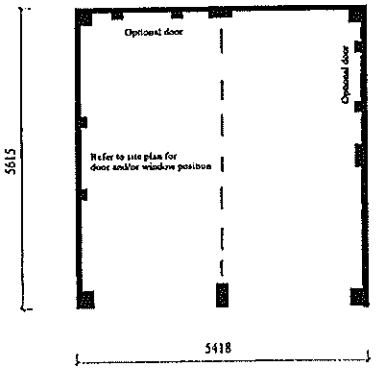


REAR ELEVATION



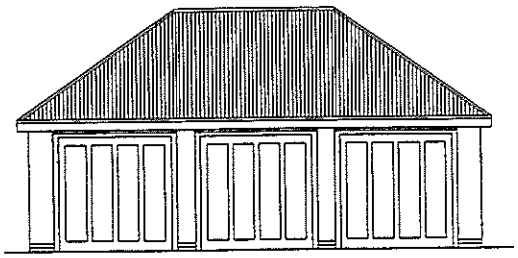
SIDE ELEVATION



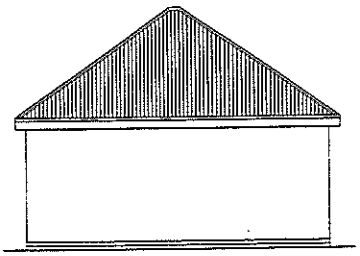
PLAN

2135

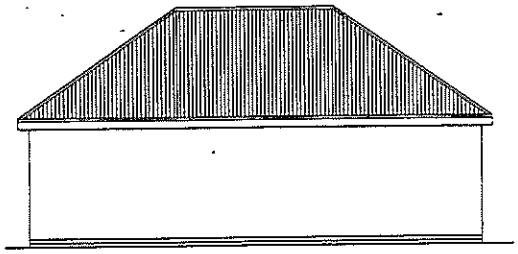
TITLE: G28F PLANS & ELEVATIONS SHOWN AS	DATE: Sept 2001	REVISIONS:	DAVID WILSON HOMES
	SCALE: 1:100		
	DWG. No.: W47		
	DRAWN: DHL		



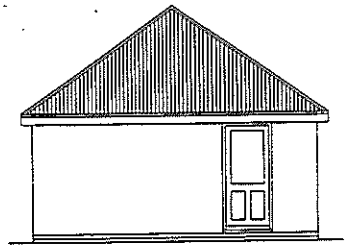
FRONT ELEVATION



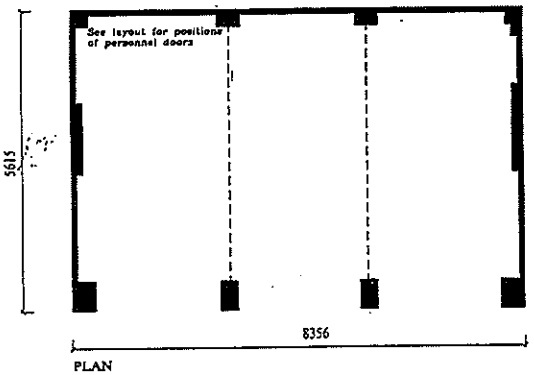
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



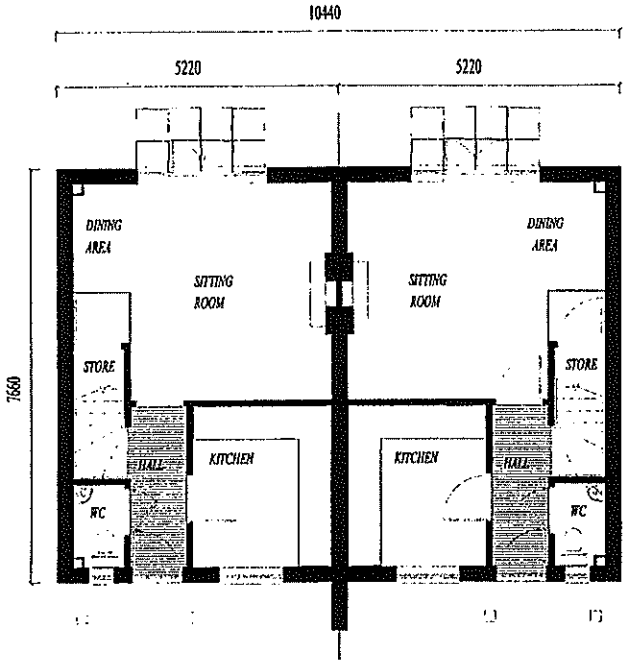
PLAN

TITLE:		DATE:	REVISIONS:
G32 HIPPED	PLANS & ELEVATIONS SHOWN AS	SCALE: 1:100	
		DWG. No.: W48	
		DRAWN:	

DAVID WILSON HOMES

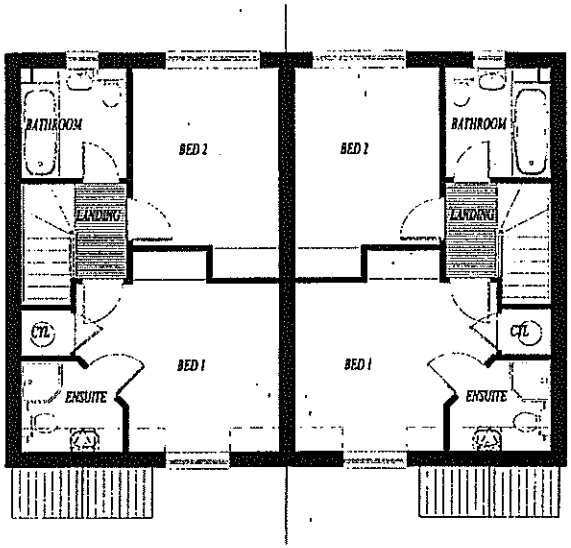
Revision	Date	By

08.Nov.2001 5108



GROUND FLOOR

(AS) (OP)



FIRST FLOOR

21137

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF1
FLOOR PLANS (PAIR)

Date	Scale	Drawn by
21.09.01	1:100	TC
Project No	**Drawing No**	**Revision**
10981	CF1/01	-

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Environmental Consultants Project Services

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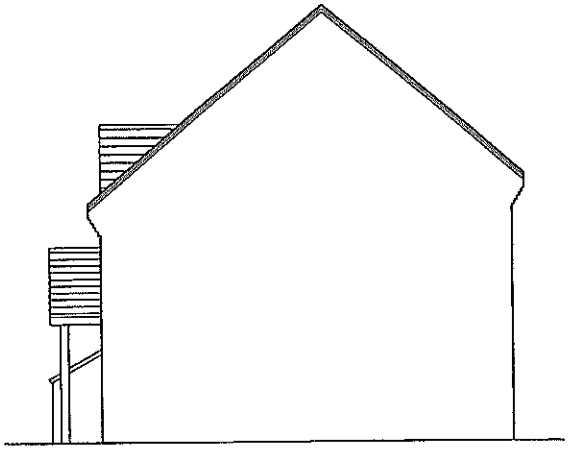
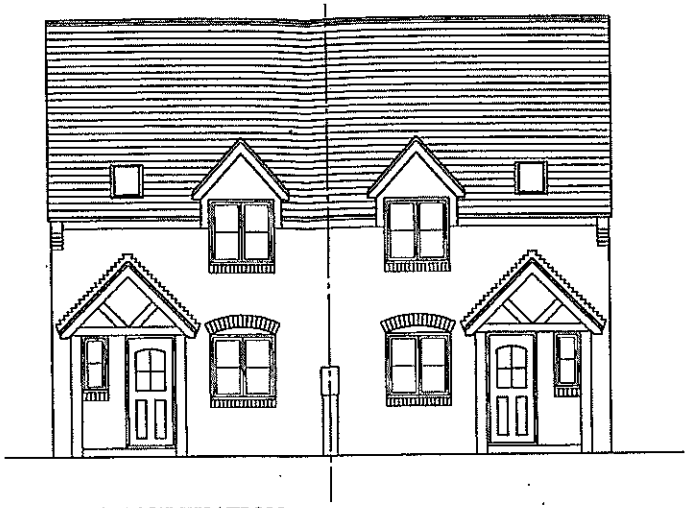
e-mail: housing@reading.bartonwillmore.co.uk

Revision	Date	By
A. *Roof height amended on front and rear elevations.*	*15.01.02*	*SE*



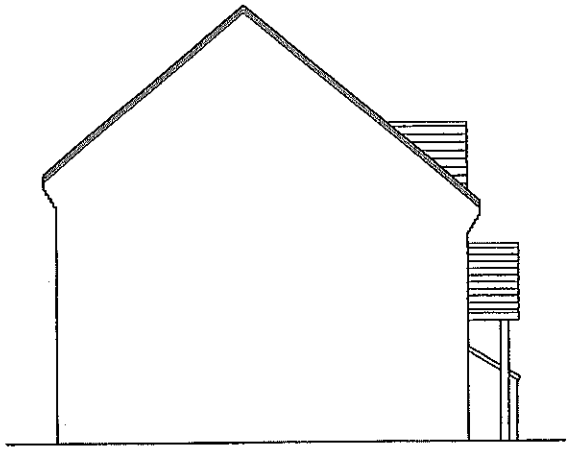
SIDE ELEVATION



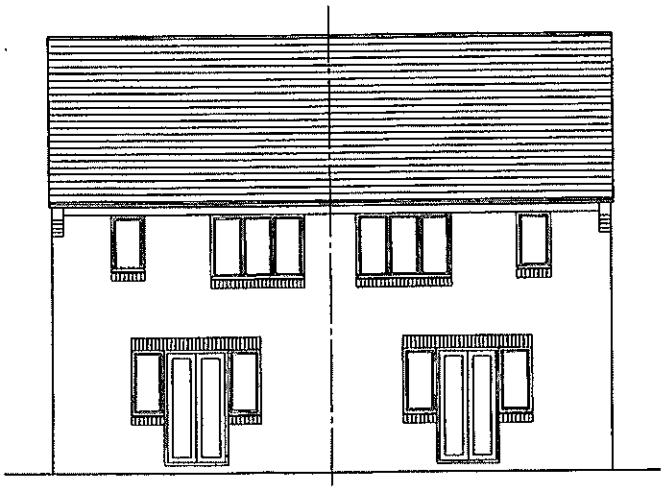
FRONT ELEVATION
(AS) *(OP)*

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APF	
CS	
COPIE	

2138



SIDE ELEVATION



REAR ELEVATION

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF1
ELEVATIONS (PAIR)

Date	Scale	Drawn by
21.09.01	1:100	TC

Project No	Drawing No	Revision
10981	CF1/02	A

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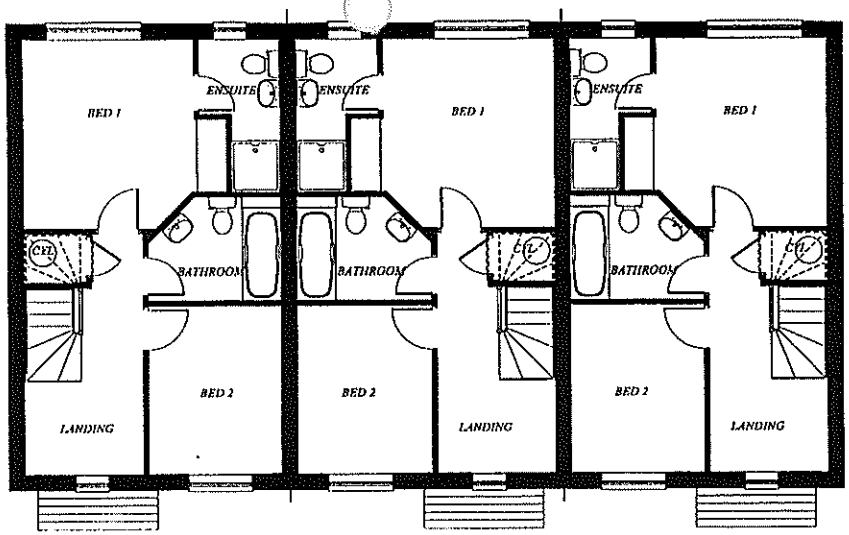
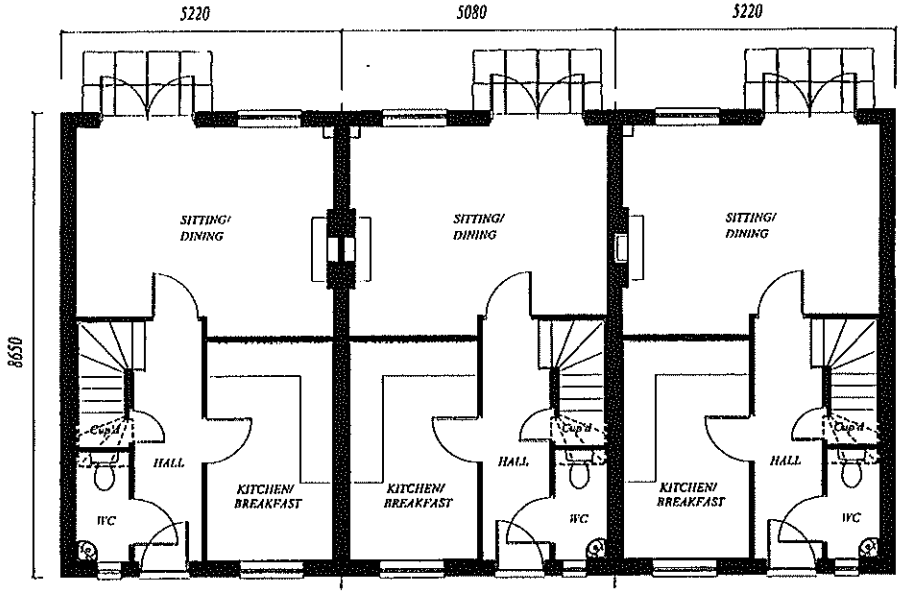
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By
A. First floor plan amended.	11.12.01	SE



FIRST FLOOR



GROUND FLOOR
(OP) (AS) (AS)

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Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF2
FLOOR PLANS (TRIPLE)

Date	Scale	Drawn by
28.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF2/01	A

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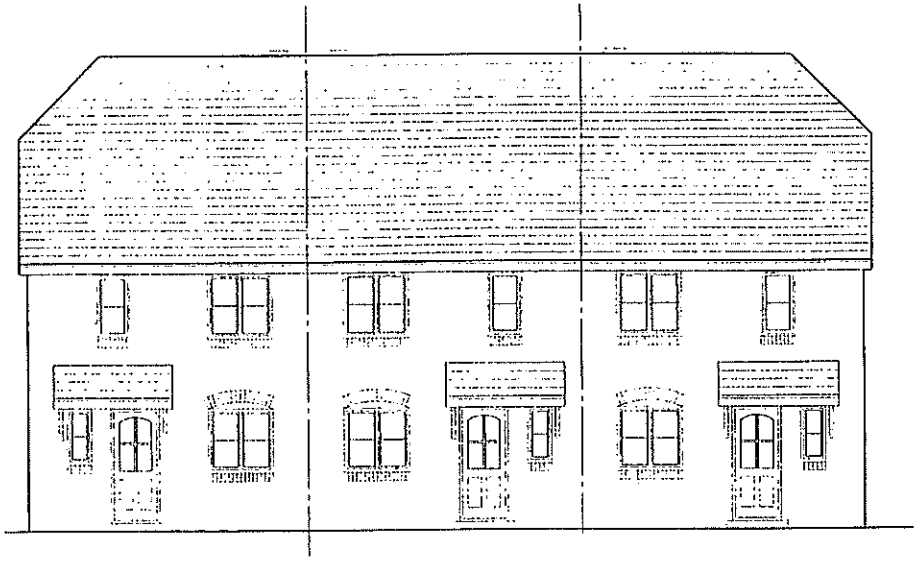
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

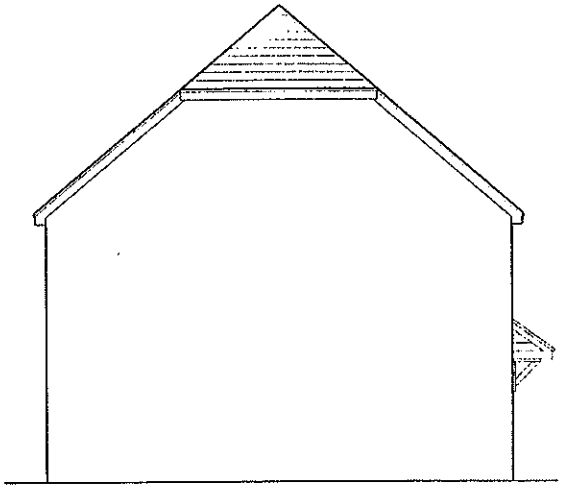
2139

Revision	Date	By

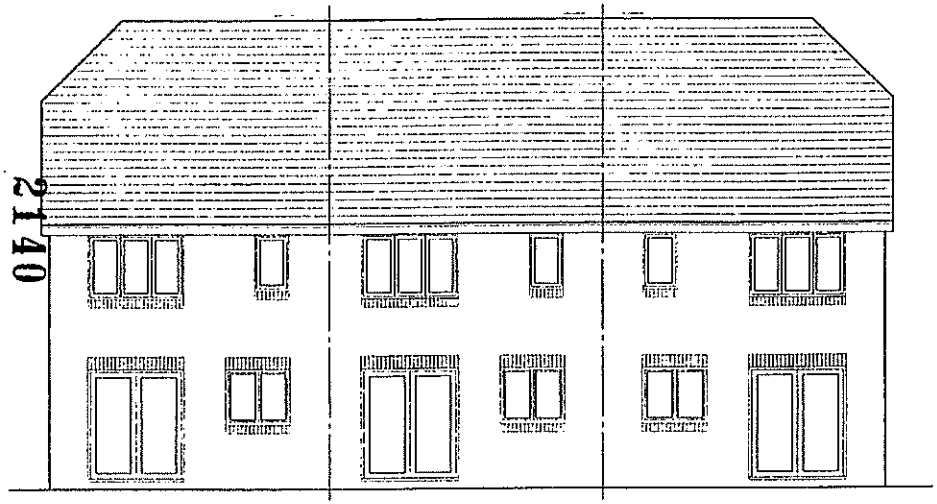
08.NOV.2001* 5188



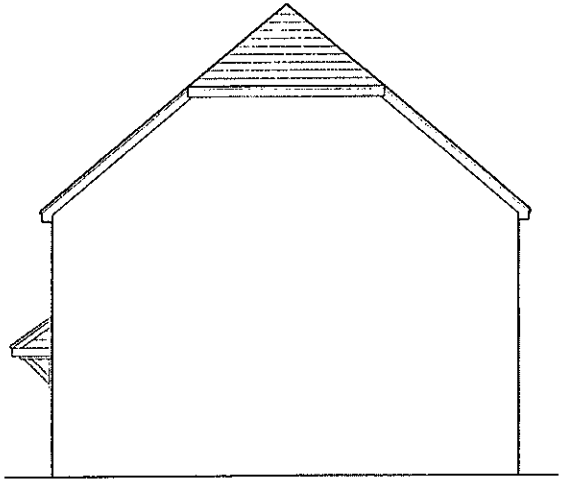
FRONT ELEVATION
(OP) (AS) (AS)



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

2140

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF2
ELEVATIONS (TRIPLE)

Date	Scale	Drawn by
28.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF2/02	-

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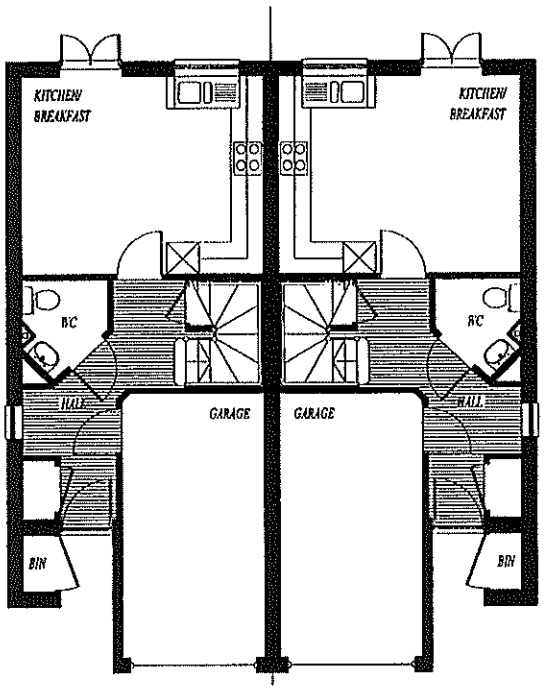
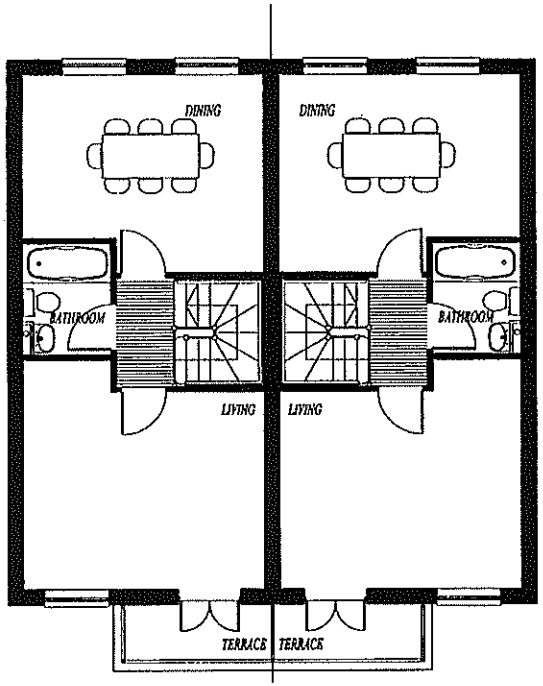
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By
A. First and second floor plan amended.	13.12.01	SE

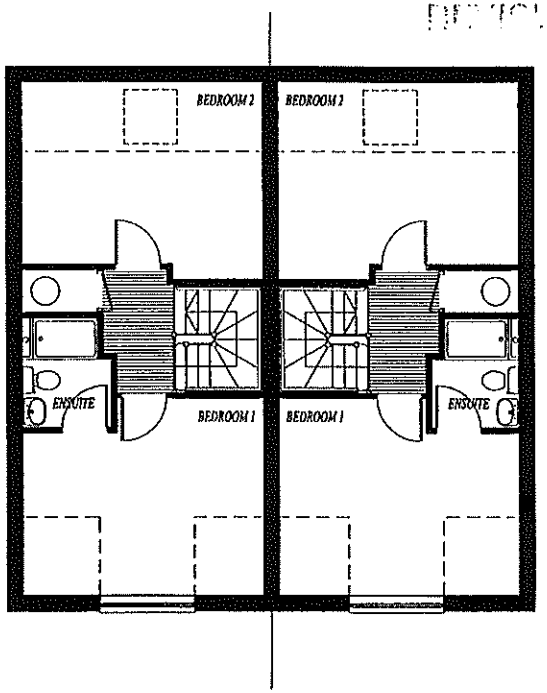
5199



GROUND FLOOR PLAN
(AS) (OP)



FIRST FLOOR PLAN



ATTIC FLOOR PLAN

21141

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF3
FLOOR PLANS (PAIR)

Date	Scale	Drawn by
16.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF3/01	A

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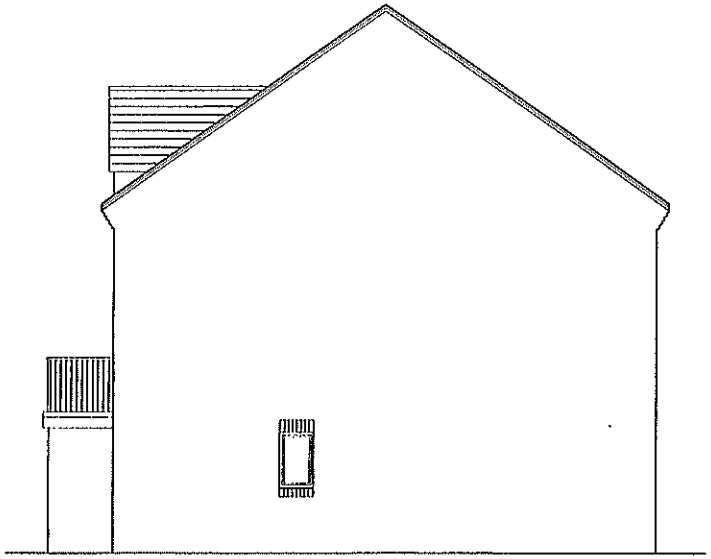
e mail: housing@reading.bartonwillmore.co.uk

Revision	Date	By
A. Windows and roof line amended.	06.11.01	SE

08.NOV.2001* 5108

2142



SIDE ELEVATION



FRONT ELEVATION (AS) (OP)

Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF3 ELEVATIONS (PAIR)

Date	Scale	Drawn by
16.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF3/02	A

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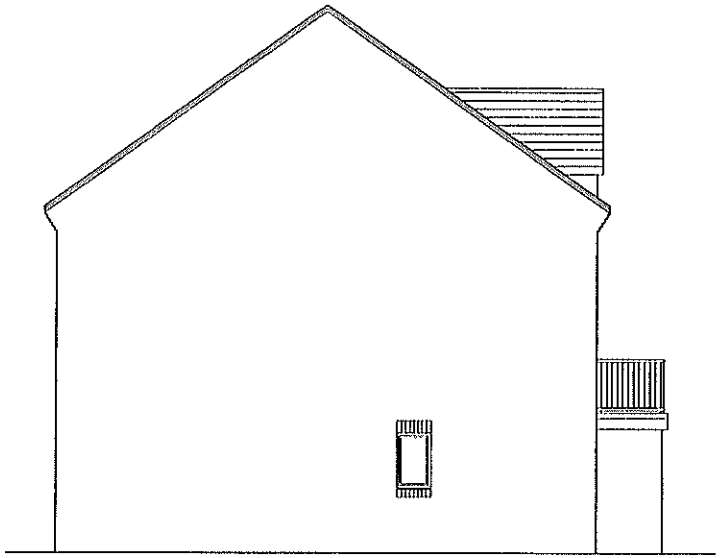
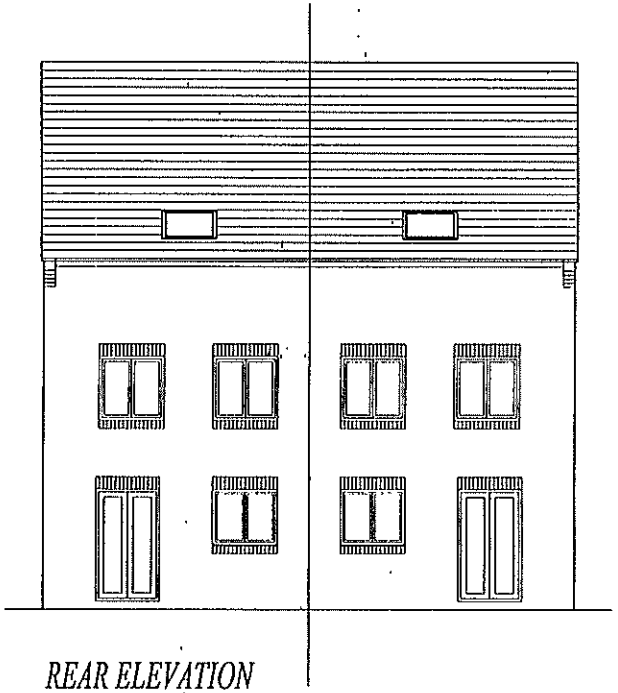
Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Revision	Date	By
A. Windows and roof line amended.	06.11.01	SE

08.Nov.2001* 5108



SIDE ELEVATION



REAR ELEVATION

2143

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF3
ELEVATIONS (PAIR)

Date	Scale	Drawn by
16.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF3/03	A

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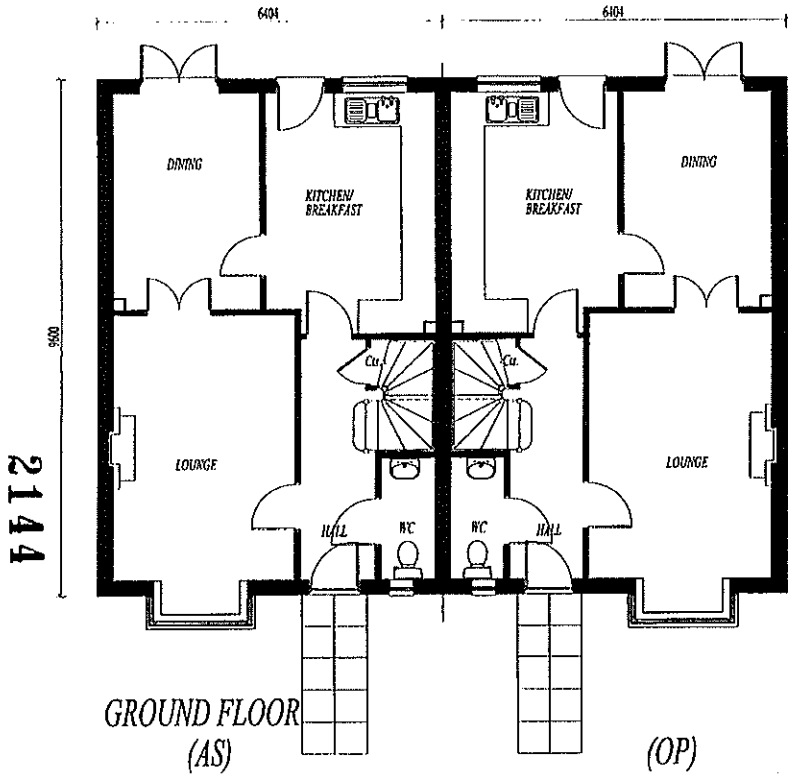
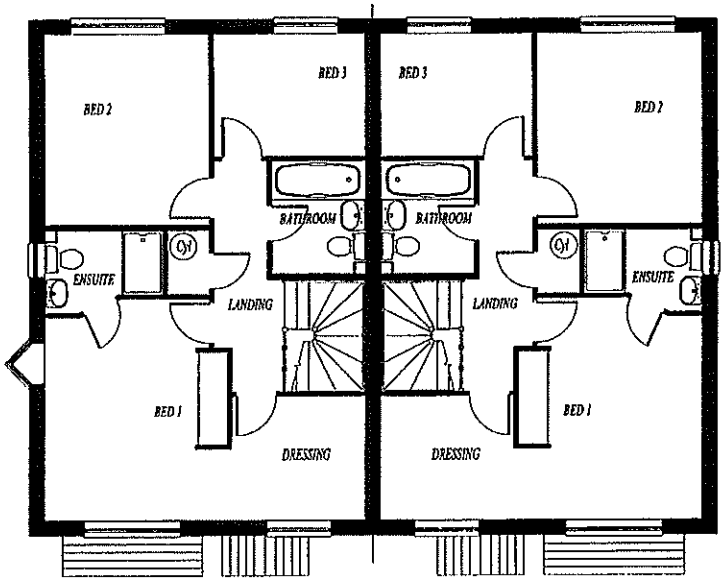
e-mail: housing@reading.bartonwillmore.co.uk

Revision	Date	By
A. First floor plan amended.	11.12.01	SE

REVISED PLAN



GROUND FLOOR
(AS) (OP)



FIRST FLOOR

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF4
FLOOR PLANS (PAIR)

Date	Scale	Drawn by
20.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF4/01	A

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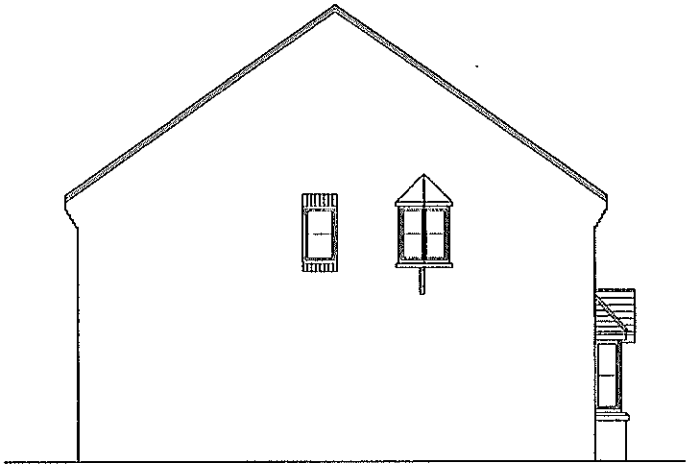
Revision	Date	By
A. Side elevations amended.	06.11.01	SE

08 NOV 2001 5:08

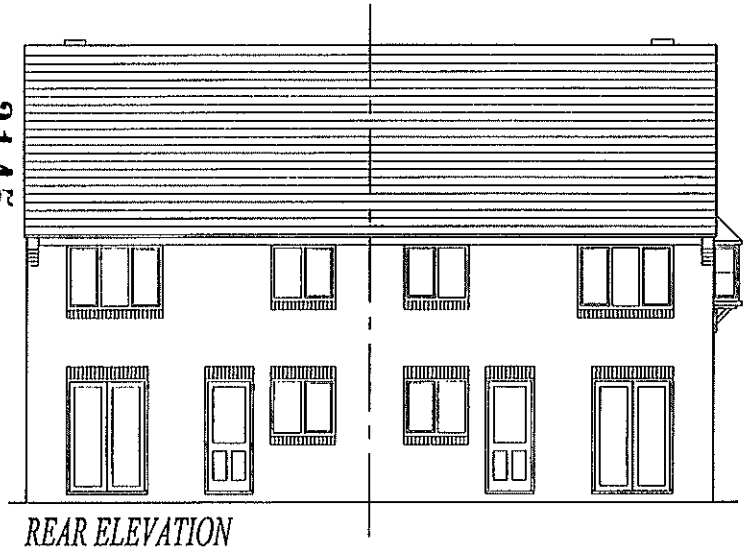


FRONT ELEVATION
(AS) (OP)

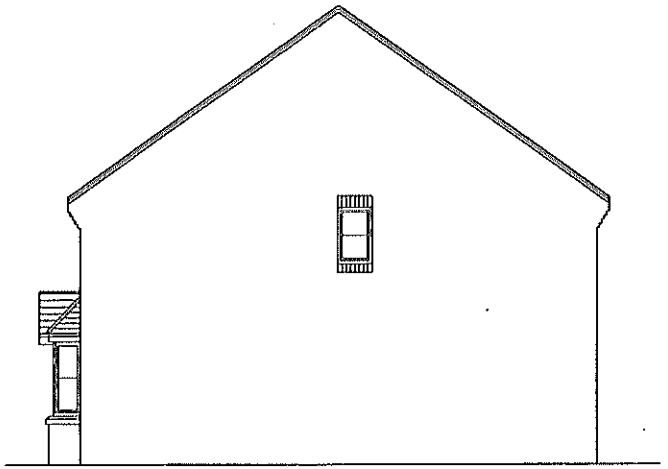


SIDE ELEVATION

2145



REAR ELEVATION



SIDE ELEVATION

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF4
ELEVATIONS (PAIR)

Date	Scale	Drawn by
20.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF4/02	A

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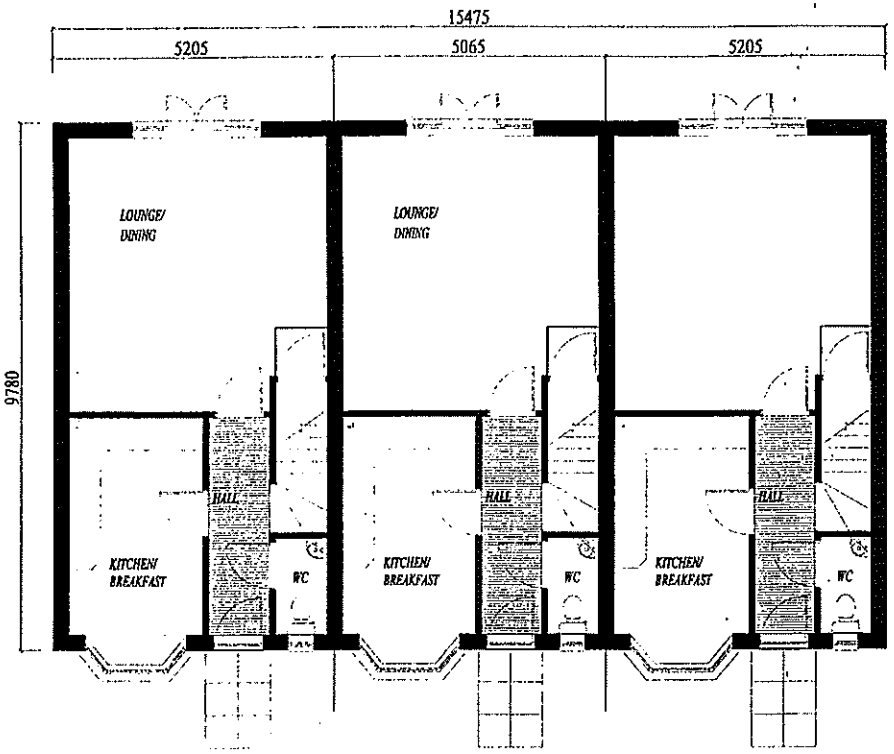
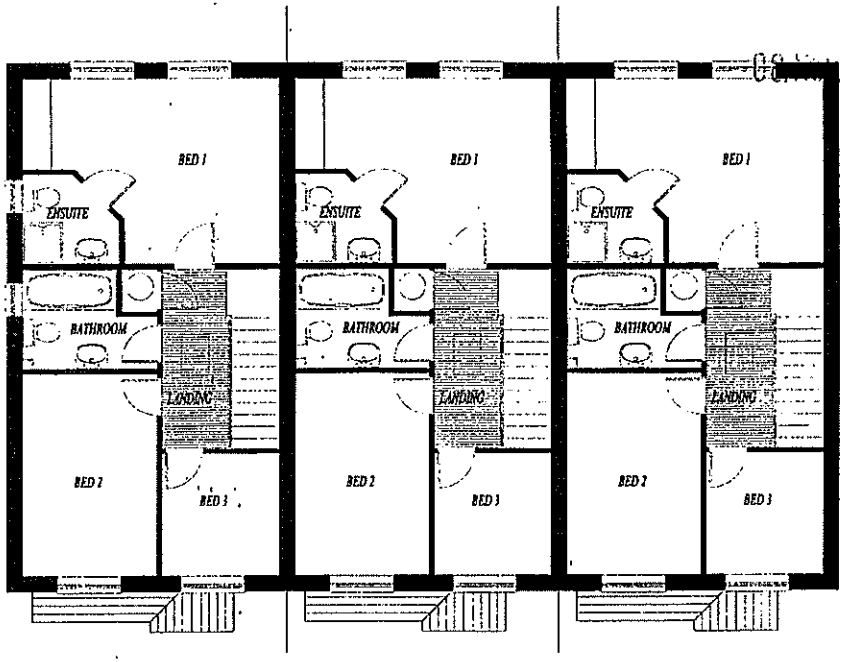
Revision	Date	By



GROUND FLOOR

(AS) (AS) (AS)



FIRST FLOOR

2146

Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF5
FLOOR PLANS (TRIPLE)

Date	Scale	Drawn by
21.09.01	1:100	TC

Project No	Drawing No	Revision
10981	CF5/03	-

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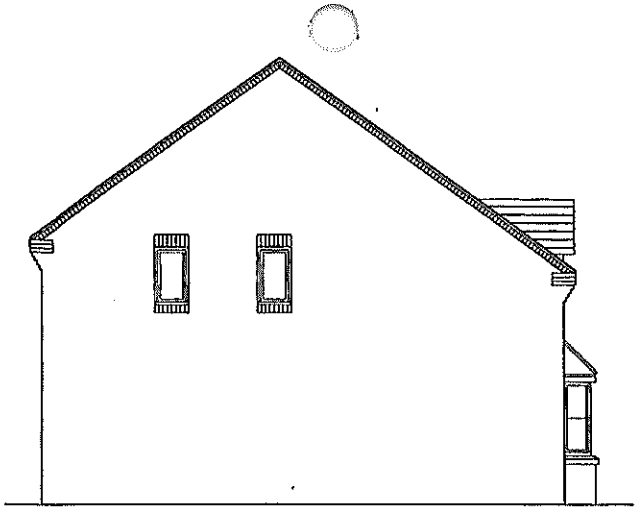
Revision	Date	By
A. Roof height amended on rear elevation..	15.01.02	SE

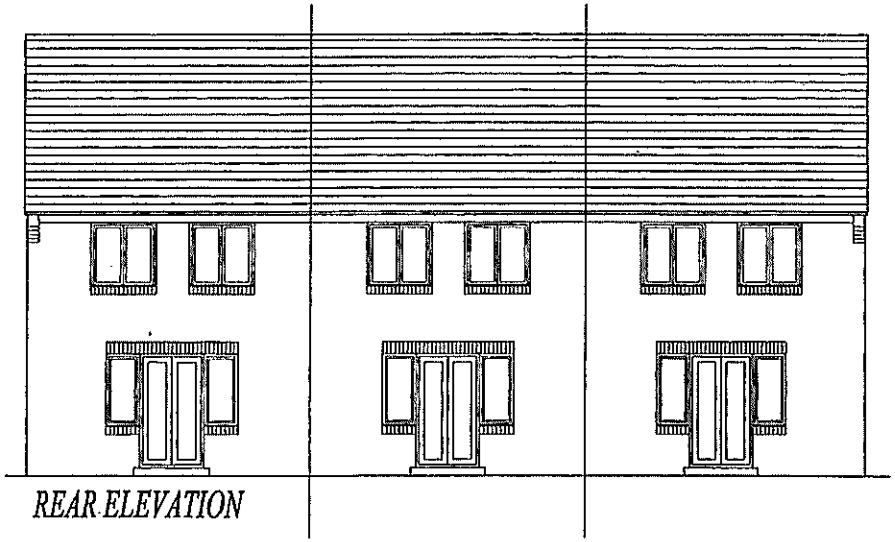


FRONT ELEVATION

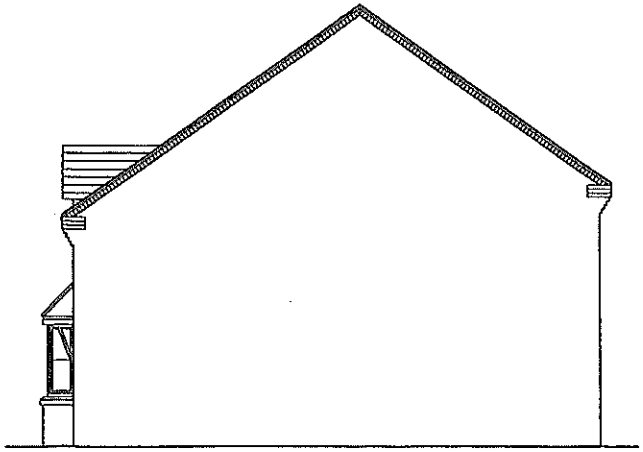
(AS) (AS) (AS)



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

PLANNING SERVICES	HPT
	ILS
	ENF

COPIES TO.

2147

Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF5A ELEVATIONS (TRIPLE)

Date	Scale	Drawn by
11.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF5A/02	A

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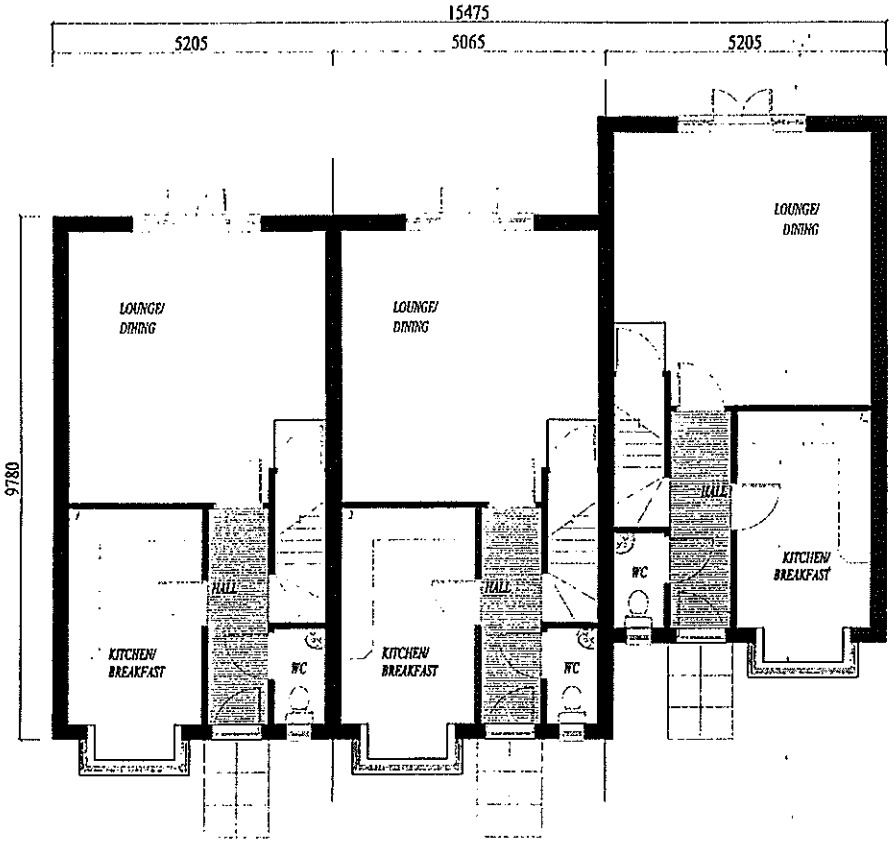
Revision Date By

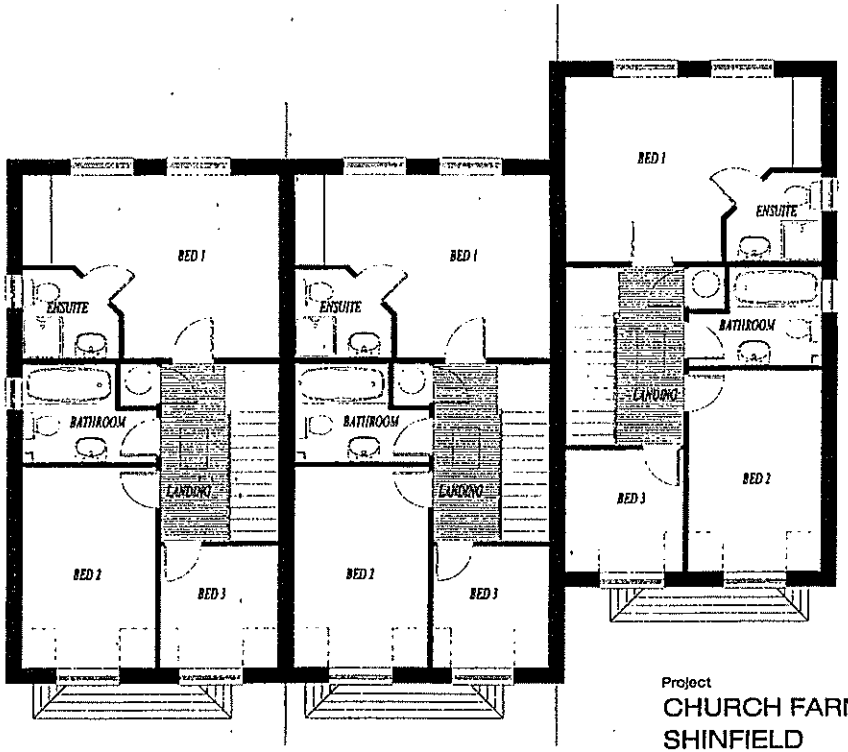
08.NOV.2001* 5138

2148



GROUND FLOOR

(AS) (AS) (OP)



FIRST FLOOR

Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF5/A
FLOOR PLANS (TRIPLE)

Date	Scale	Drawn by
11.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF5A/03	-

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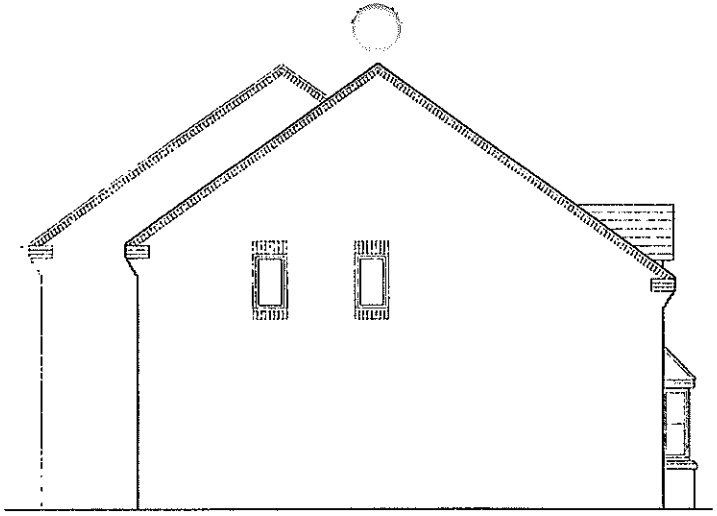
Revision	Date	By

08.NOV.2001 5:08

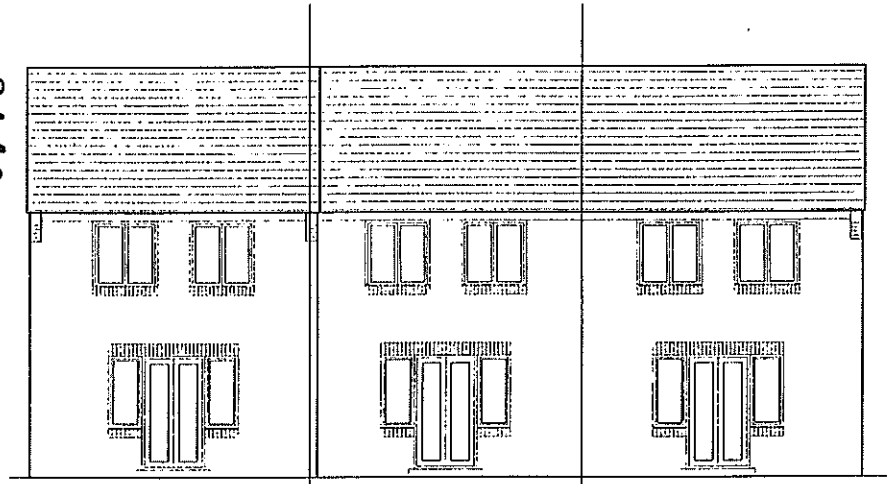


FRONT ELEVATION
(AS) (AS) (OP)



SIDE ELEVATION

2149



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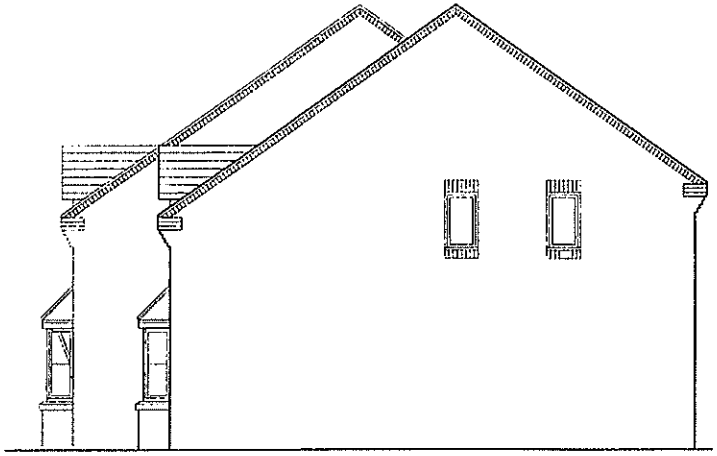

SIDE ELEVATION

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF5A
ELEVATIONS (TRIPLE)

Date	Scale	Drawn by
11.10.01	1:100	TC
Project No	**Drawing No**	**Revision**
10981	CF5A/04	-

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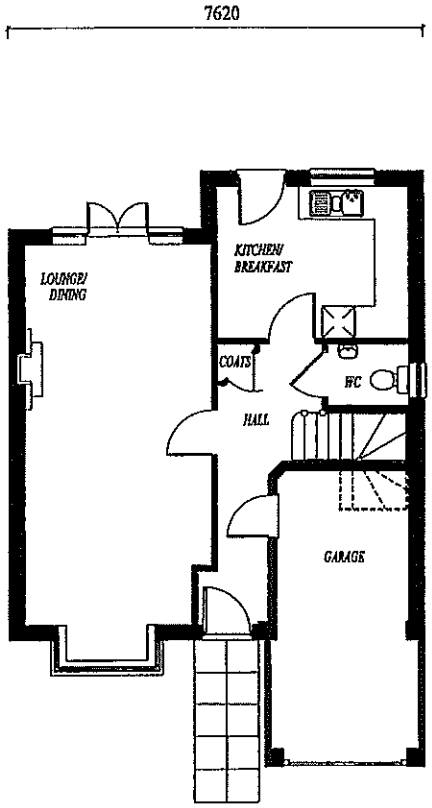
Revision	Date	By
A. House type handed.	15.01.02	SE



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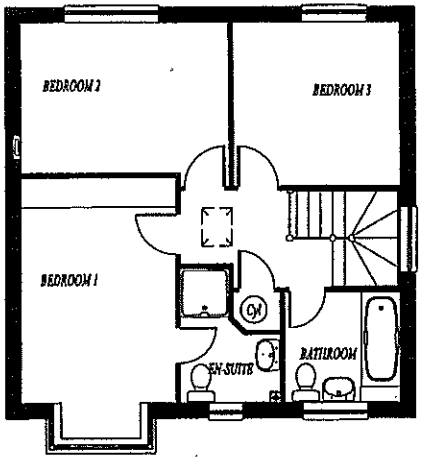
(AS)



FIRST FLOOR

2150

PLANNING SERVICES	HPT
POL	TLB
DC	EME
APP	
CE	
16 JAN 2002	
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Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF6
FLOOR PLANS

Date	Scale	Drawn by
25.09.01	1:100	SE
Project No	Drawing No	Revision
10981	CF6/01	A

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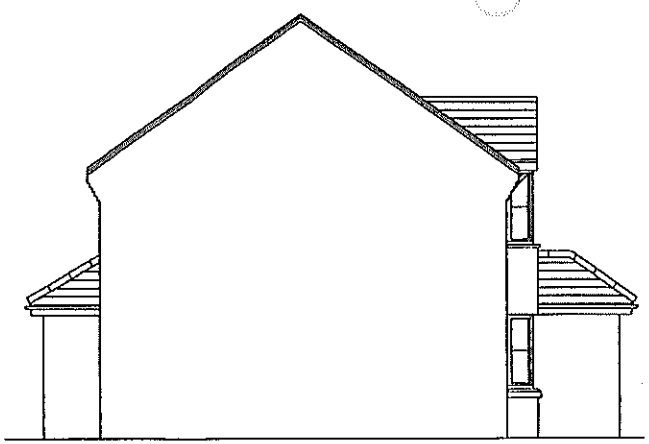
Revision	Date	By
A. *House type handed.*	*15.01.02*	*SE*

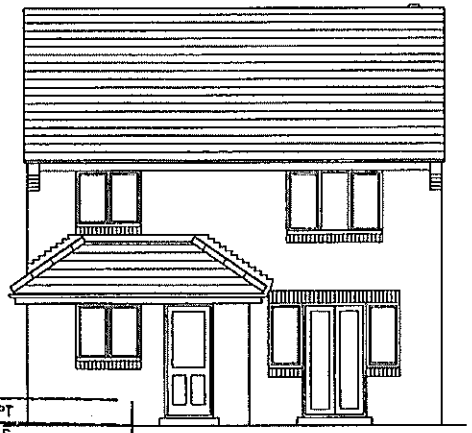


FRONT ELEVATION (AS)



SIDE ELEVATION

2151



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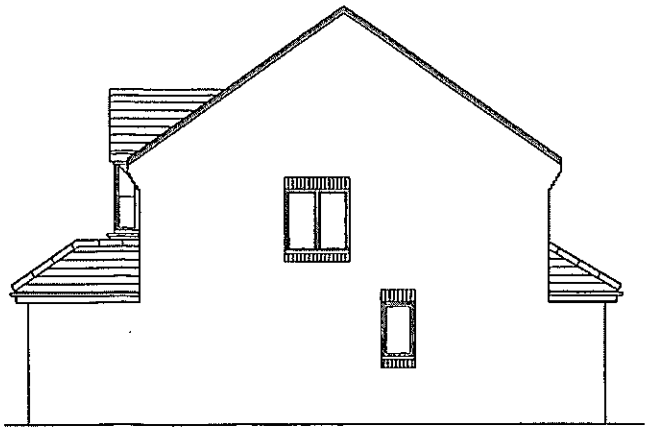

SIDE ELEVATION

PLANNING SERVICES	HPT
FGL	TLS
DC	ENF
API	
GF	

16 JAN 2002

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Project
CHURCH FARM, SHINFIELD

Drawing Title
HOUSE TYPE - CF6 ELEVATIONS

Date	Scale	Drawn by
25.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF6/02	A

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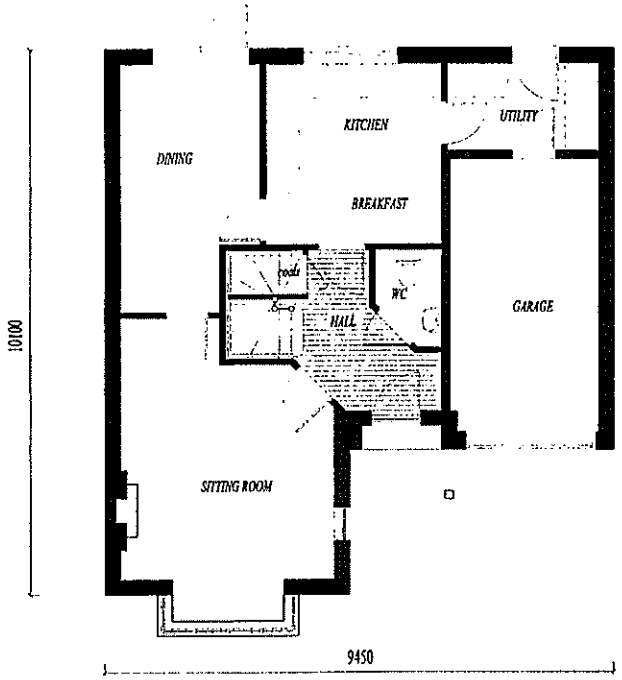
Revision	Date	By

08.NOV.2001* 5188



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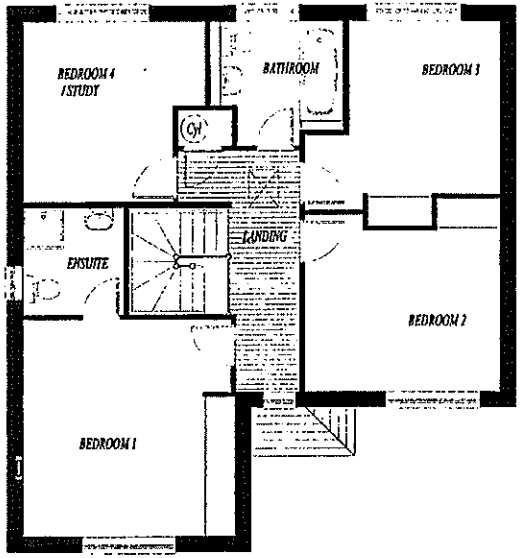

FIRST FLOOR

21 52

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF7
FLOOR PLANS

Date	Scale	Drawn by
26.09.01	1:100	TC

Project No	Drawing No	Revision
10981	CF7/01	-

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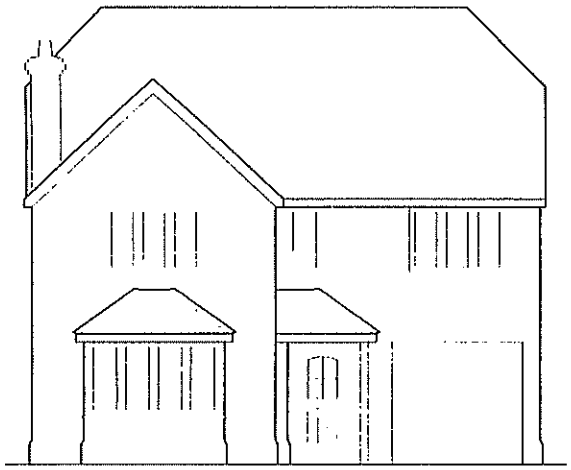
Revision		Date	By
A.	Gable end indicated on side elevations.	23.10.01	SE

08.NOV.2001* 5108



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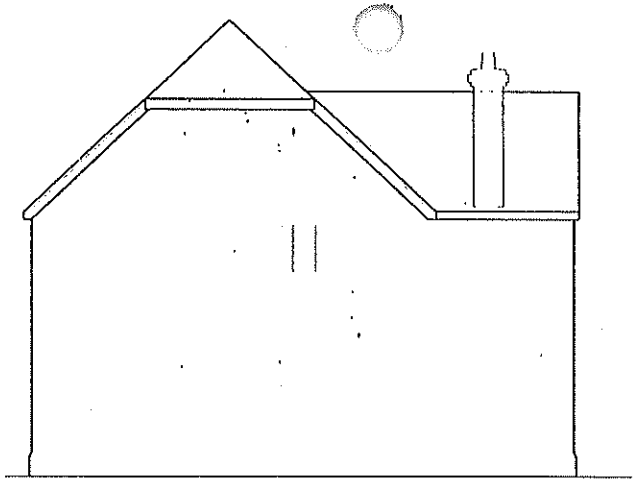
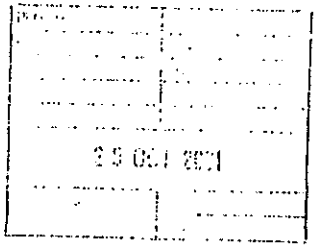
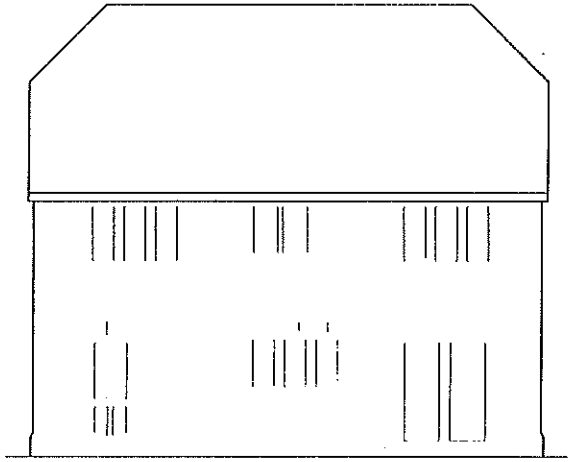
(AS)



SIDE ELEVATION





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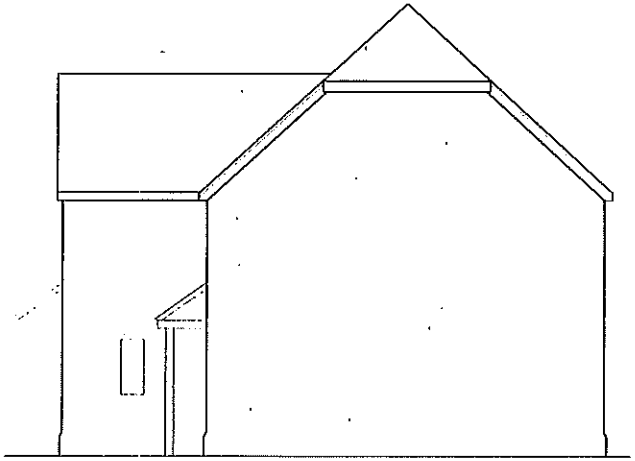

SIDE ELEVATION

2153

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF7
ELEVATIONS

Date	Scale	Drawn by
26.09.01	1:100	TC

Project No	Drawing No	Revision
10981	CF7/02	A

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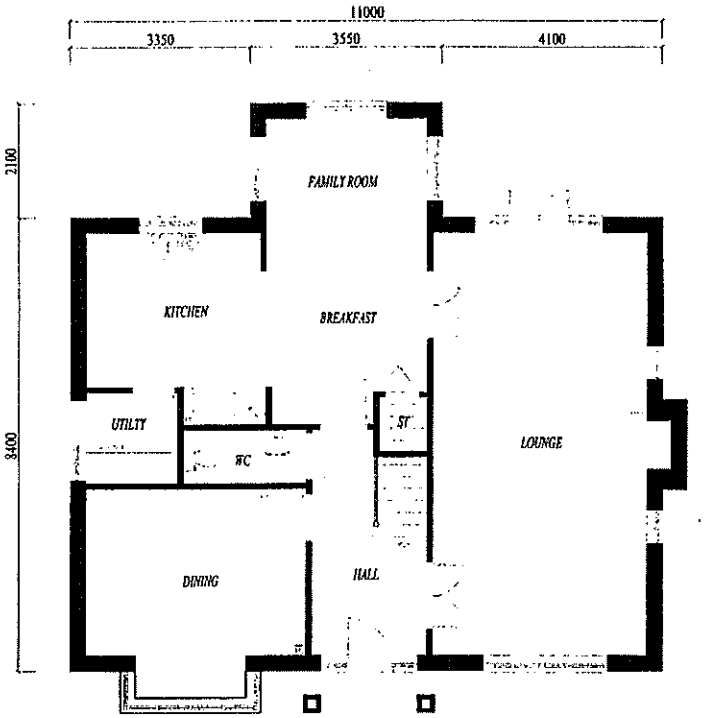
Revision	Date	By

08 NOV 2001 5:08



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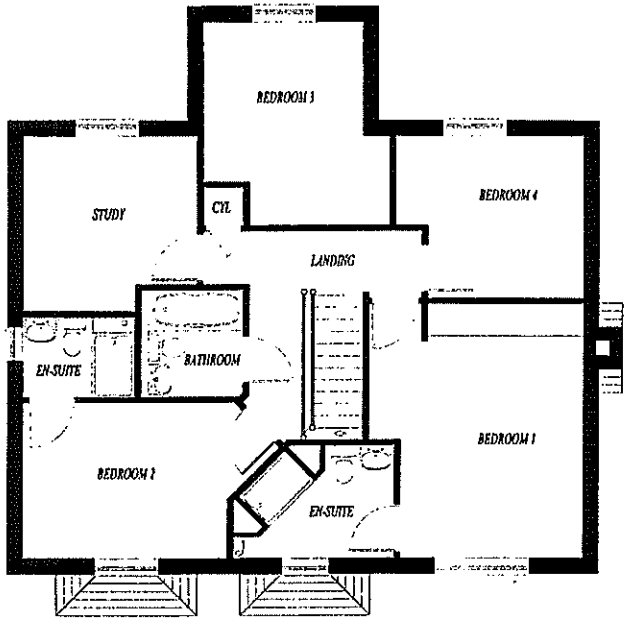
(OPP)



FIRST FLOOR

21154

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF8
FLOOR PLANS

Date	Scale	Drawn by
12.10.01	1:100	SE

Project No	Drawing No	Revision
10981	CF8/03	-

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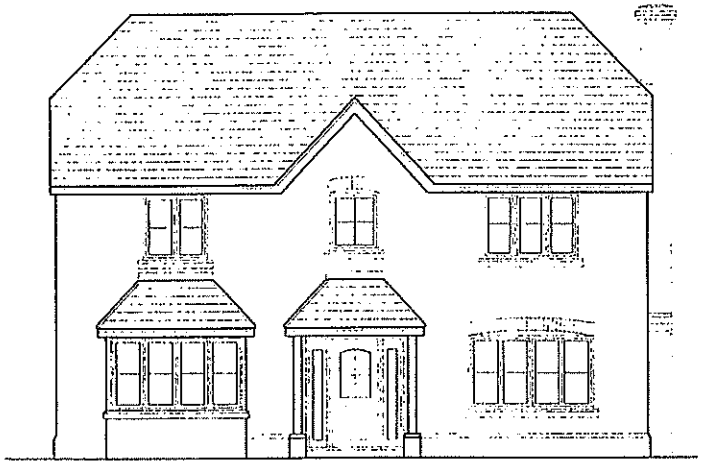
Revision Date By

08.NOV.2001* 5188



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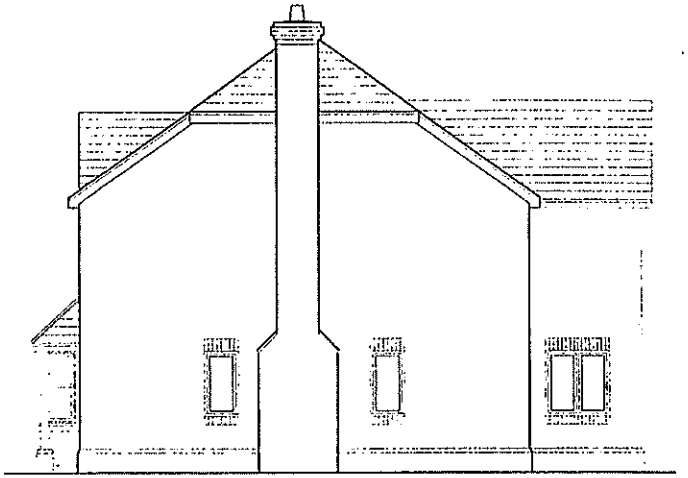
(OPP)



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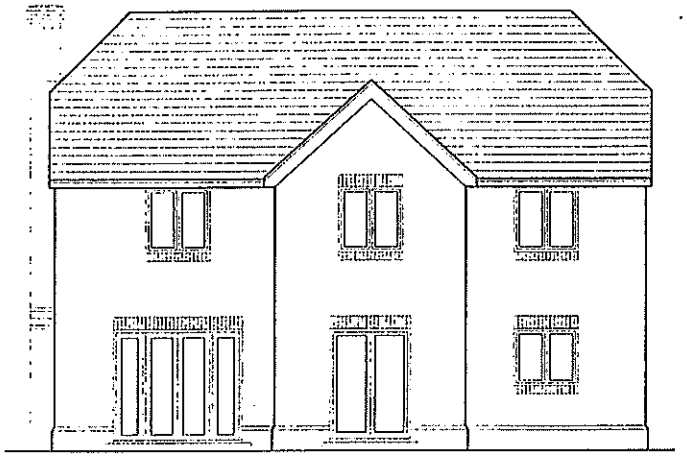

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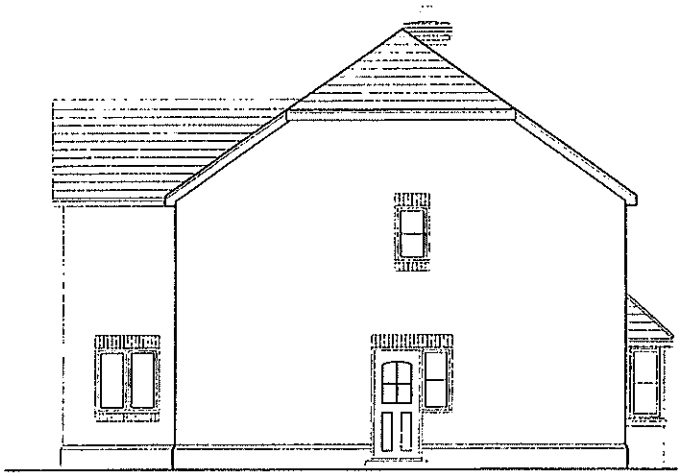

SIDE ELEVATION

2155

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF8
ELEVATIONS

Date	Scale	Drawn by
12.10.01	1:100	SE
Project No	Drawing No	Revision
10981	CF8/04	-

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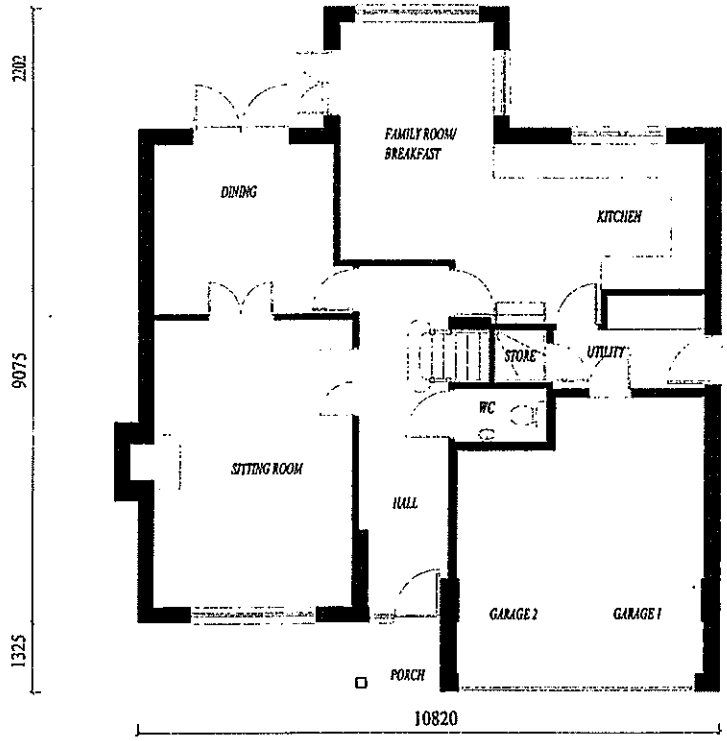
Revision	Date	By

DC.NOV.2001* 5168



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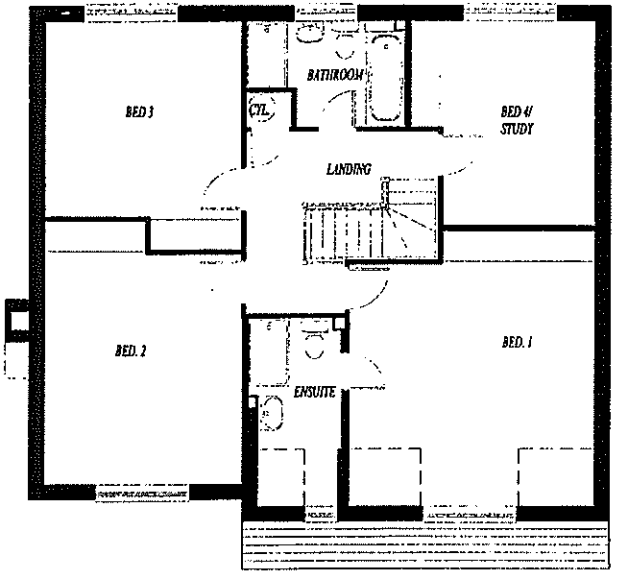

FIRST FLOOR

2156

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF9
FLOOR PLANS

Date	Scale	Drawn by
01.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF9/01	-

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Revision	Date	By

08.NOV.2001 5188



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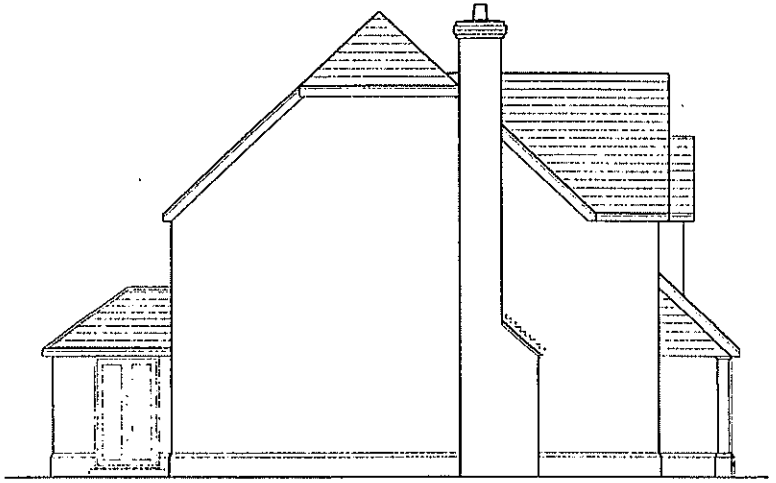
(AS)



SIDE ELEVATION

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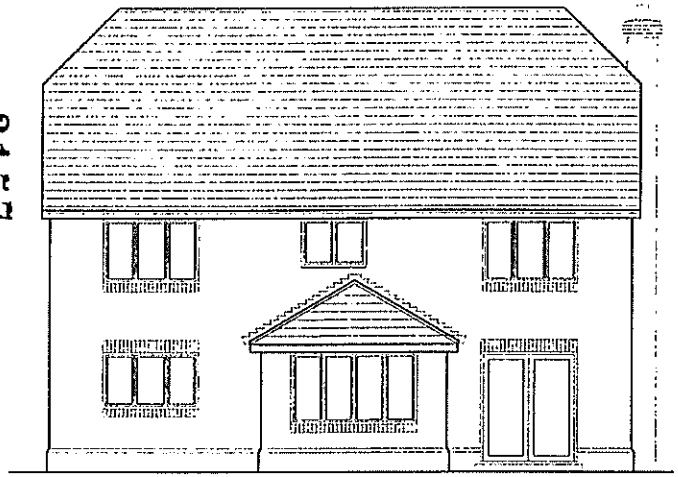

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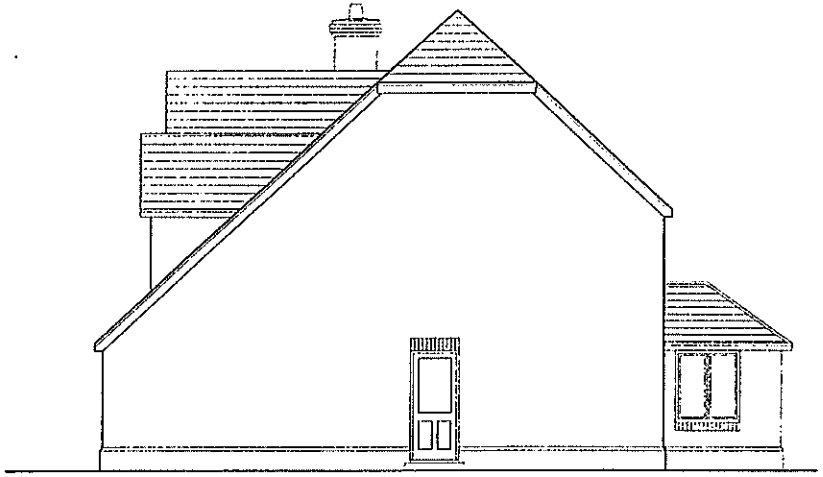

SIDE ELEVATION

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF9
ELEVATIONS

Date	Scale	Drawn by
01.10.01	1:100	TC

Project No	Drawing No	Revision
10981	CF9/02	-

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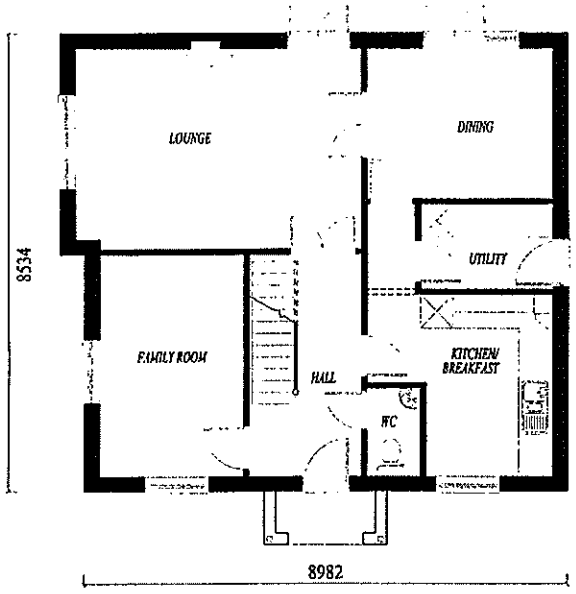
Revision	Date	By

08.NOV.2001* 5188

2158



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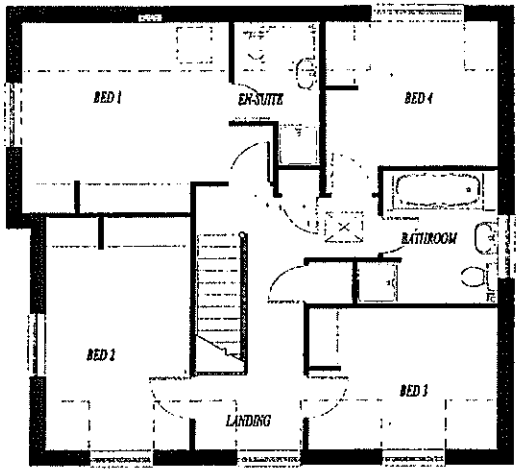

FIRST FLOOR

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF10
FLOOR PLANS

Date	Scale	Drawn by
20.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF10/01	-

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Revision Date By

08.NOV.2001* 5168



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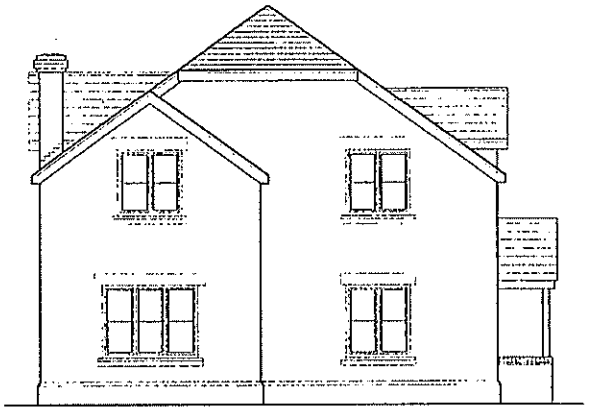
(AS)



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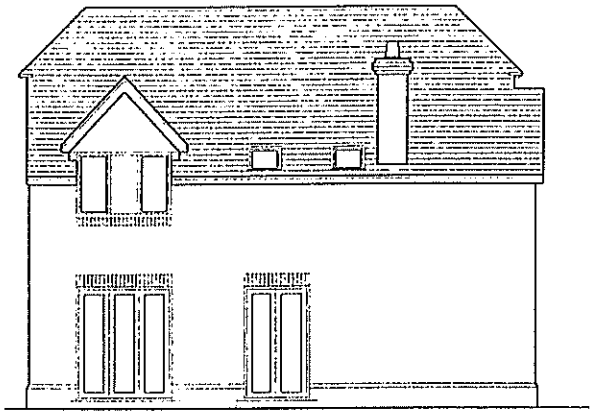

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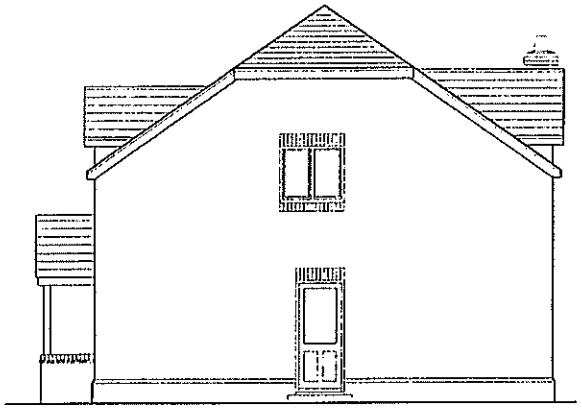

SIDE ELEVATION

21559

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF10
ELEVATIONS

Date	Scale	Drawn by
20.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF10/02	-

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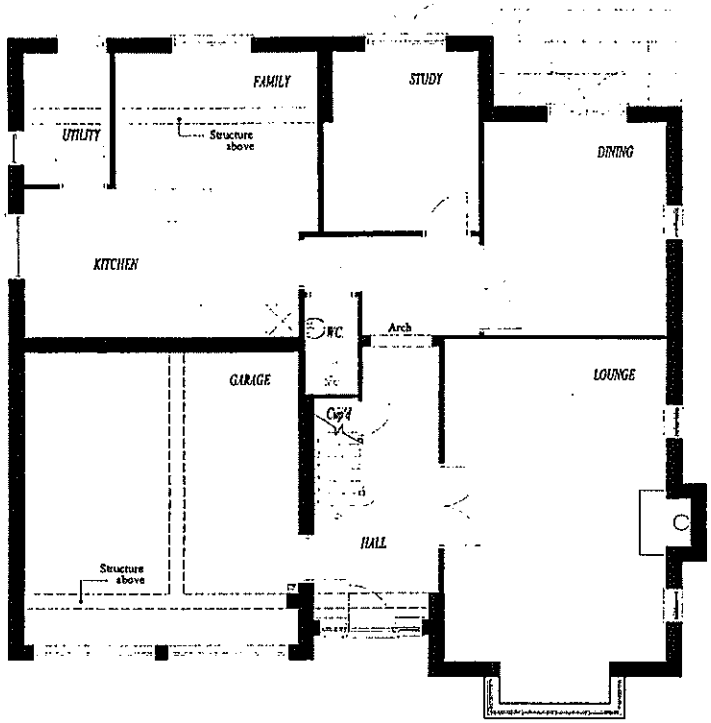
Revision	Date	By

08.NOV.2001* 5108



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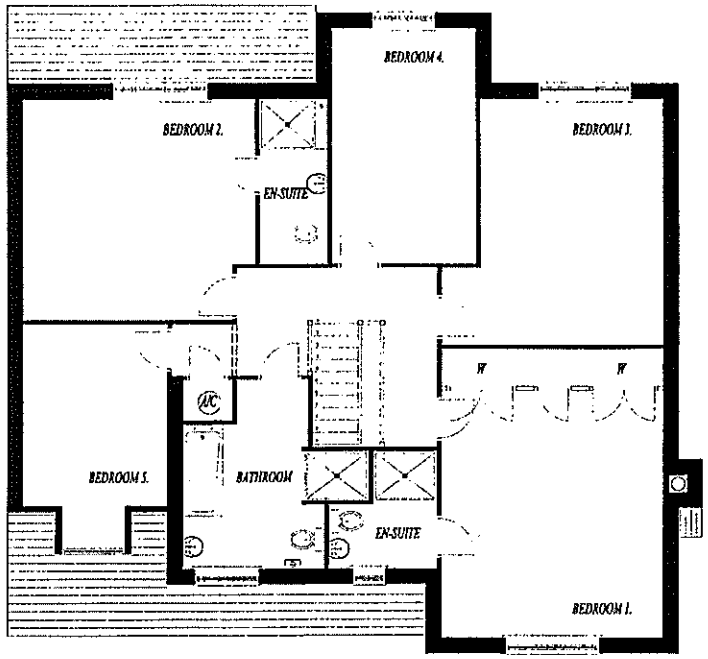

FIRST FLOOR

2160

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF11
FLOOR PLANS

Date	Scale	Drawn by
27.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF11/03	-

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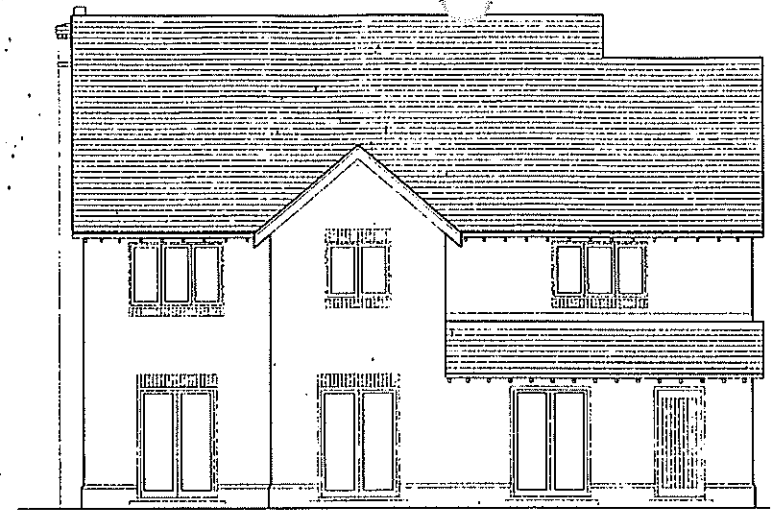
Revision	Date	By

08.NOV.2001* 5188

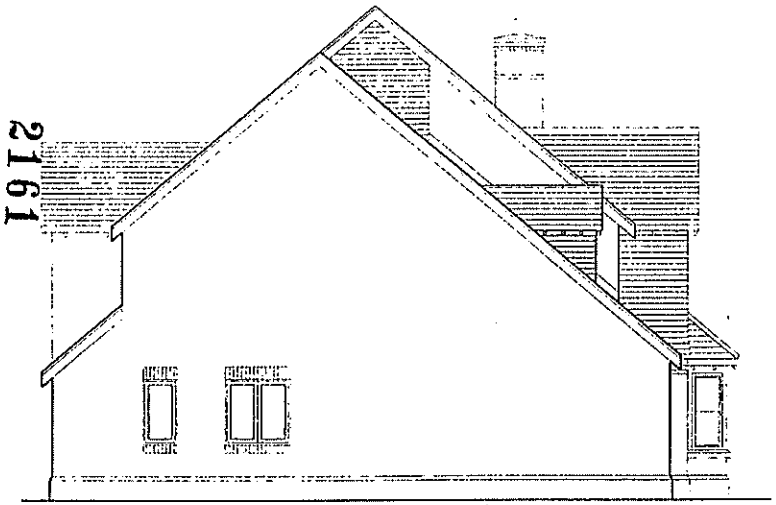


FRONT ELEVATION.
(OPP)



REAR ELEVATION.

2161



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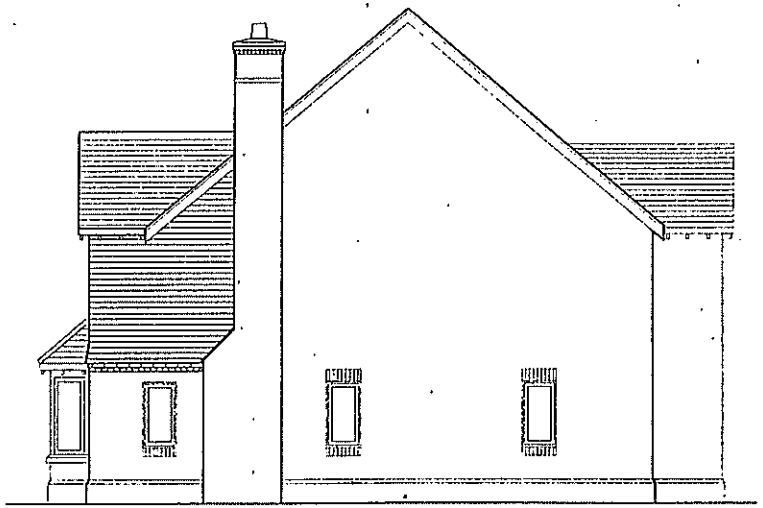

SIDE ELEVATION.

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF11
ELEVATIONS

Date	Scale	Drawn by
27.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF11/04	-

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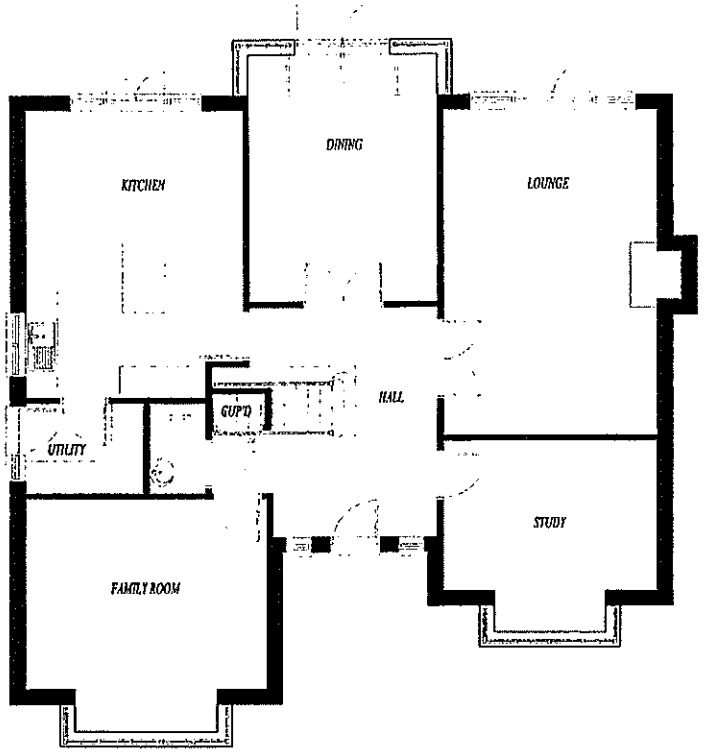
Revision Date By

08.Nov.2001 5188



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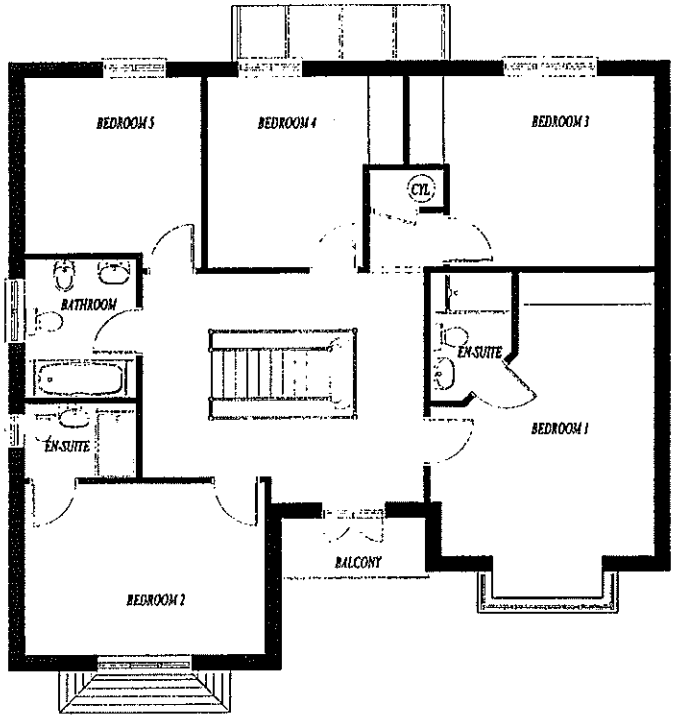
(AS)



FIRST FLOOR

21162

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF12
FLOOR PLANS

Date	Scale	Drawn by
27.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF12/01	-

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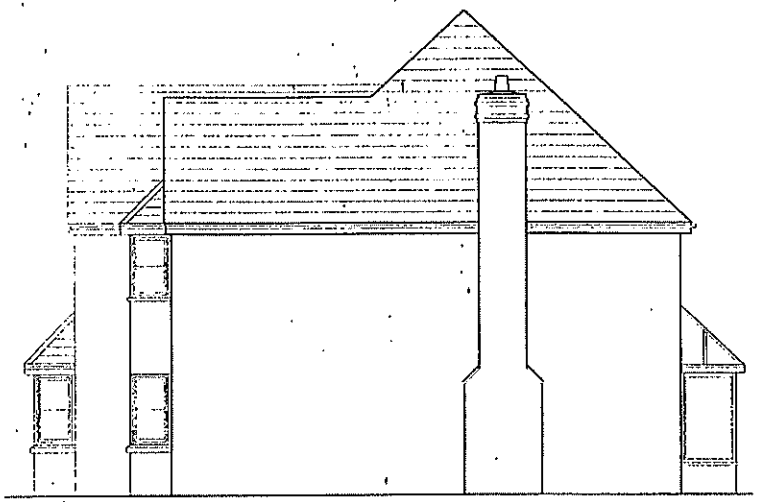
Revision	Date	By

08.NOV.2001* 5188

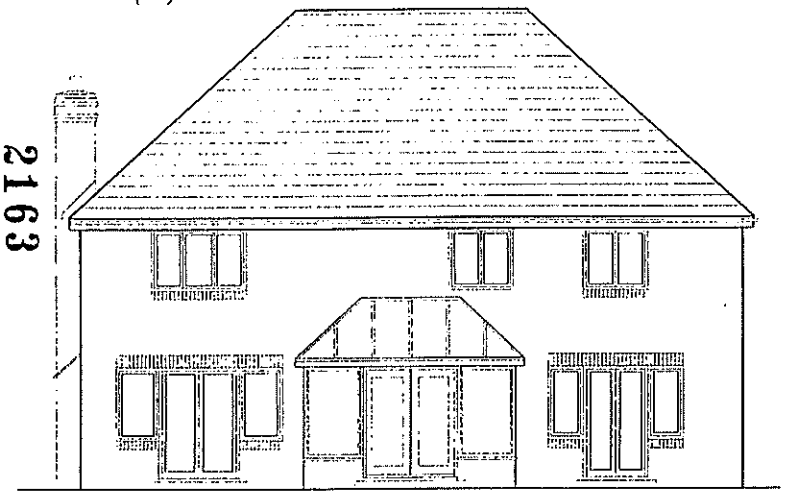


FRONT ELEVATION.
(AS)



SIDE ELEVATION.

2163



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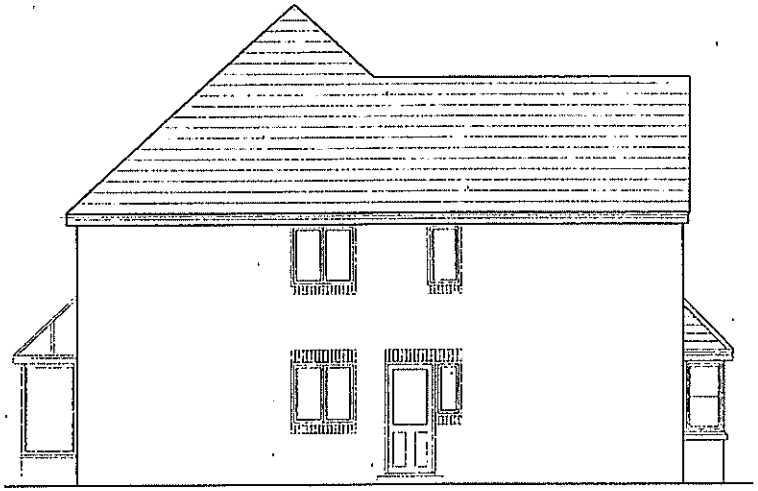

SIDE ELEVATION.

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF12
ELEVATIONS

Date	Scale	Drawn by
27.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF12/02	-

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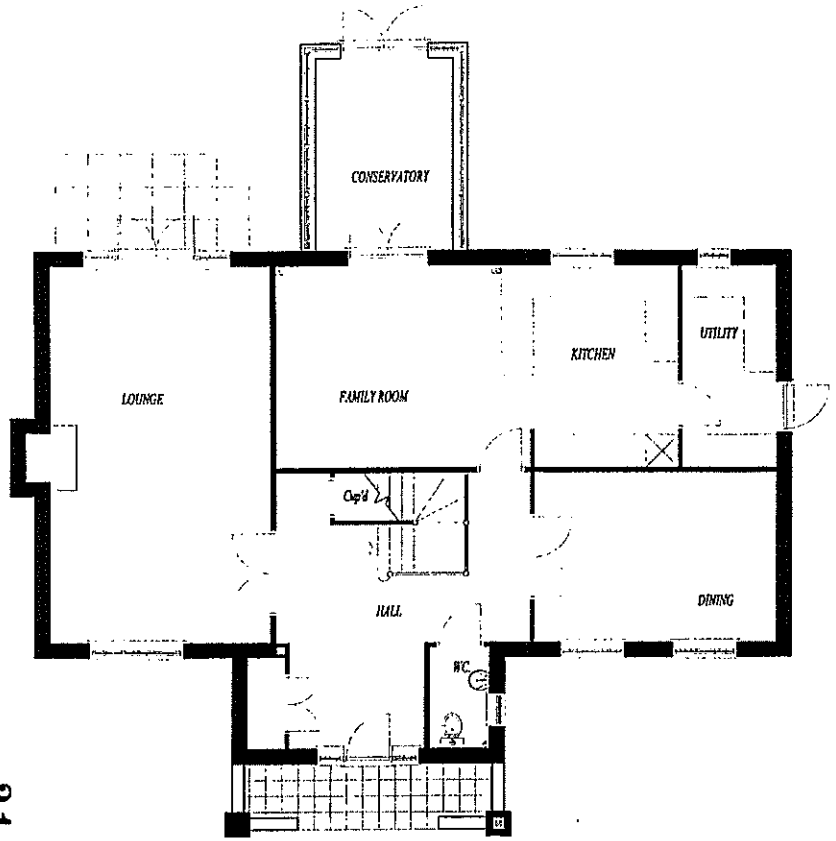
Revision	Date	By

06.NOV.2001* 5108



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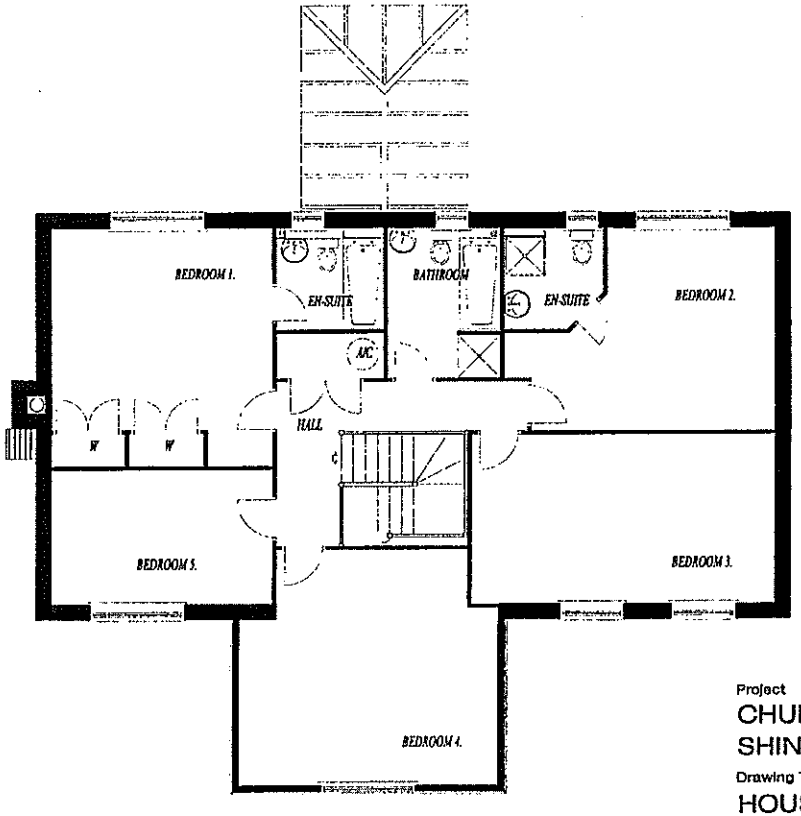
(OP)



FIRST FLOOR

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF13
FLOOR PLANS

Date	Scale	Drawn by
19.09.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF13/03	-

2164

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Revision	Date	By

06.NOV.2001* 5188



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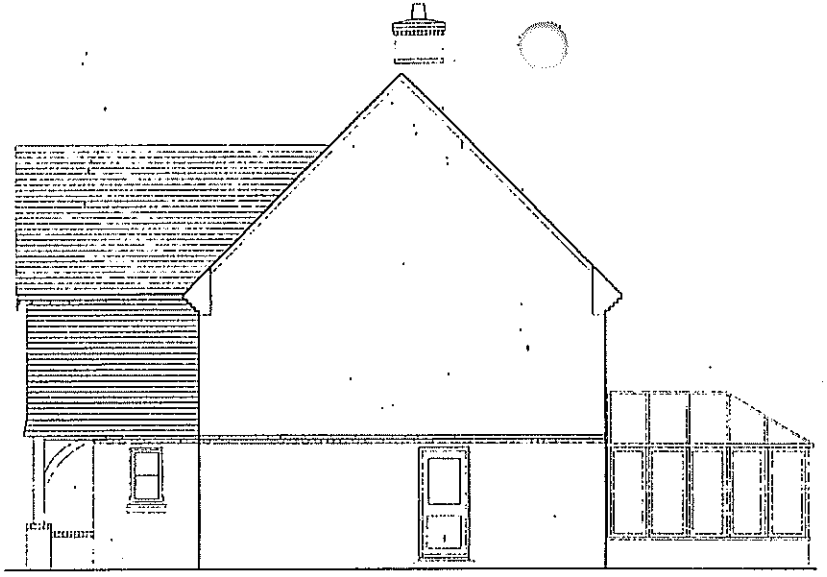
(OP)



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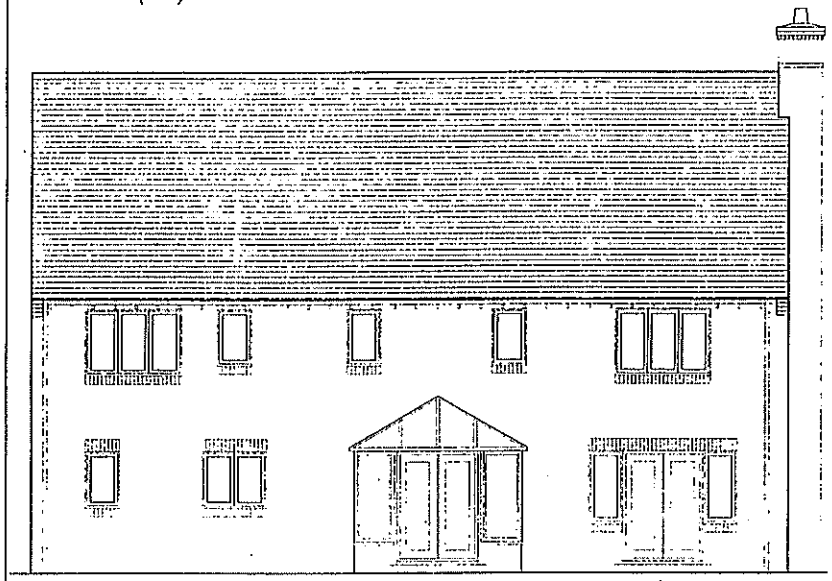

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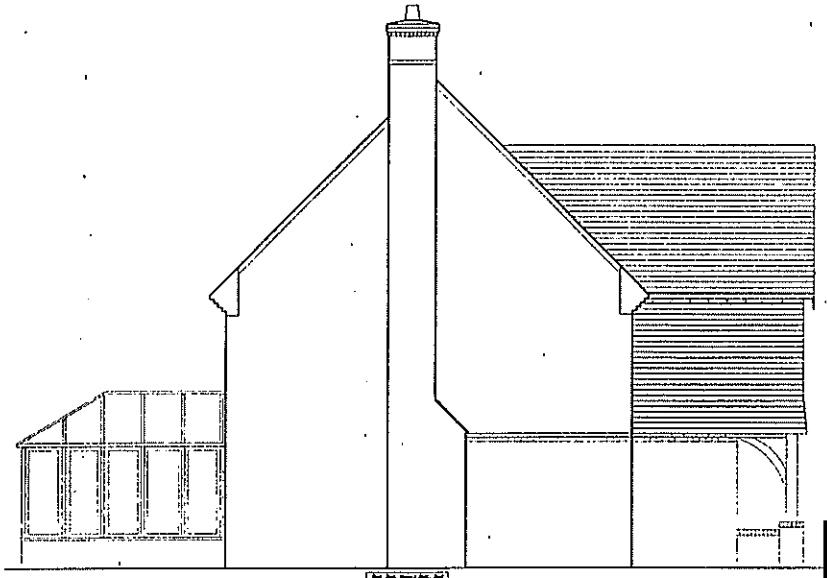

SIDE ELEVATION.

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF13
ELEVATIONS

Date	Scale	Drawn by
19.09.01	1:100	SE

Project No	Drawing No	Revision
10981	CF13/04	-

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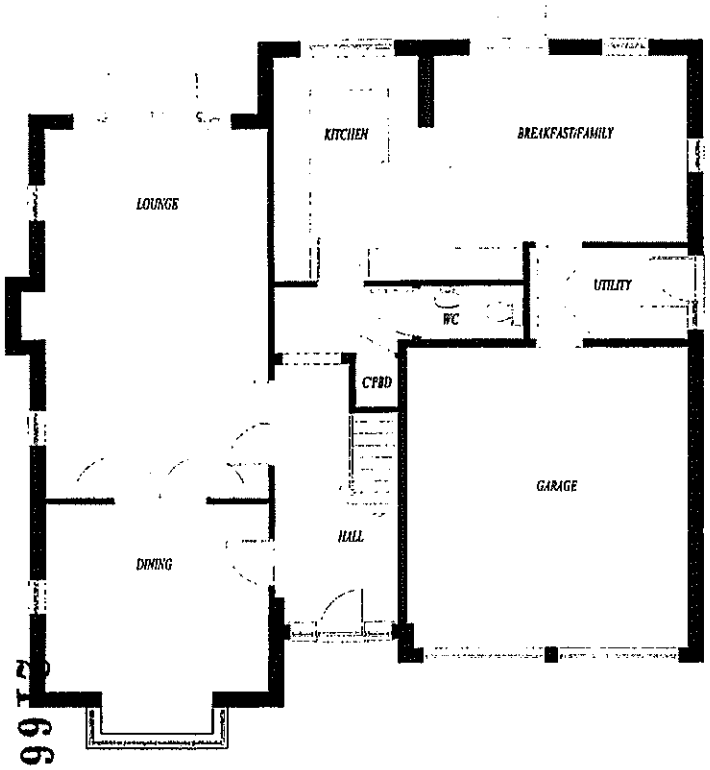
2442

Revision	Date	By

CC.NOV.2001* 5188



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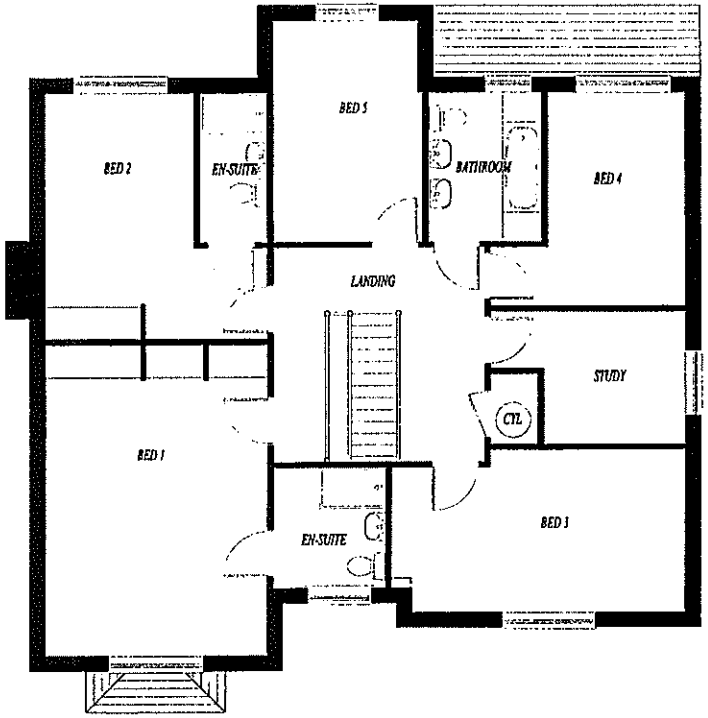
(AS)



FIRST FLOOR

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF14
FLOOR PLANS

Date	Scale	Drawn by
18.10.01	1:100	TC
Project No	**Drawing No**	**Revision**
10981	CF14/01	-

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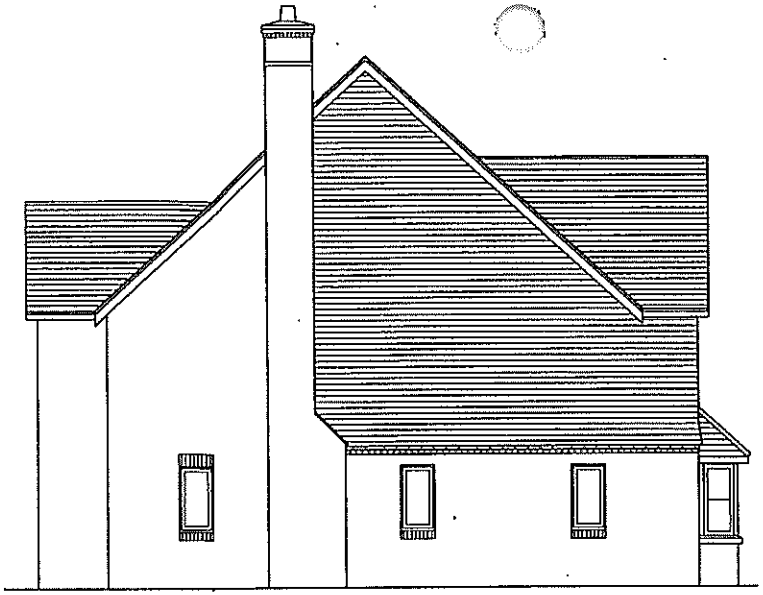
Revision	Date	By
A. Door & windows indicated on side elevation.	06.11.01	SE
B. Window indicated on side elevation.	15.01.02	SE



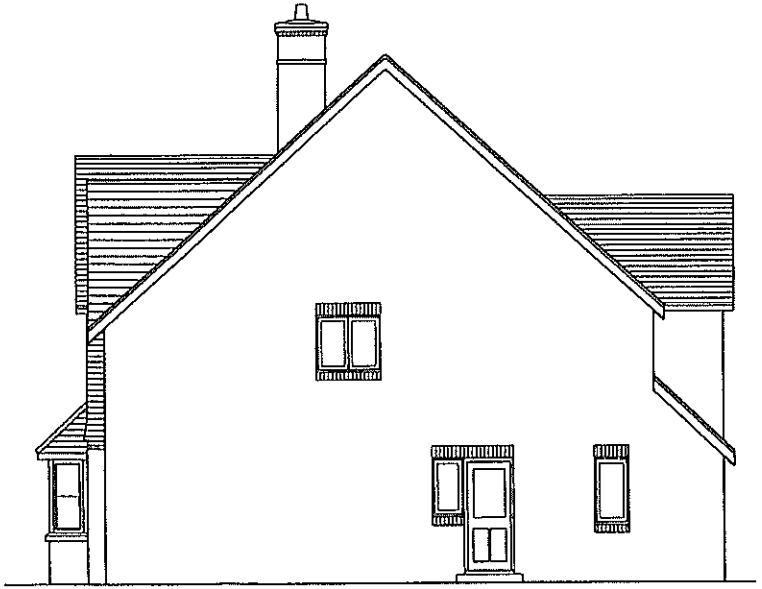
FRONT ELEVATION.
(AS)



SIDE ELEVATION.



REAR ELEVATION.



SIDE ELEVATION.

Project
CHURCH FARM,
SHINFIELD

Drawing Title
HOUSE TYPE - CF14
ELEVATIONS

Date	Scale	Drawn by
19.10.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CF14/02	B

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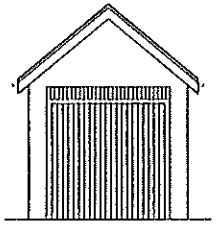
FILE:

2167

Revision	Date	By
A. Personnel door indicated.	06.11.01	SE

08.NOV.2001*



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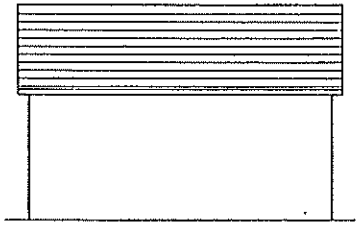

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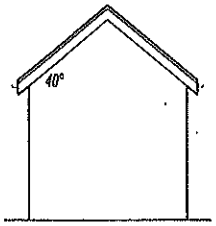

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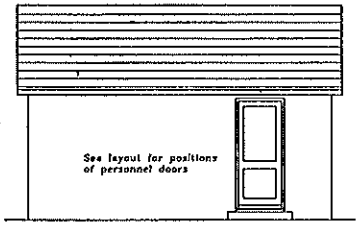

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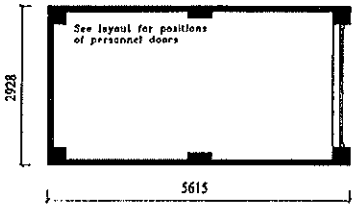

PLAN

2168

Project
CHURCH FARM,
SHINFIELD

Drawing Title
SINGLE GARAGE (GABLE FRONT)
PLAN & ELEVATIONS

Date	Scale	Drawn by
01.10.01	1:100	SE

Project No	Drawing No	Revision
10981	CFG/01	A

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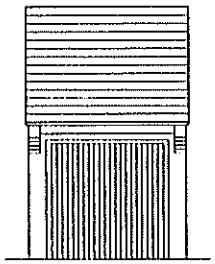
Revision	Date	By
A. Personnel door indicated.	06.11.01	SE

CE.NOV.2001* 5108



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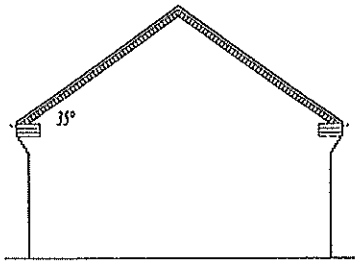

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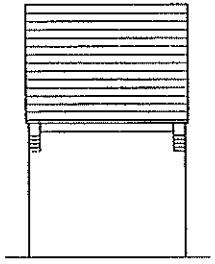

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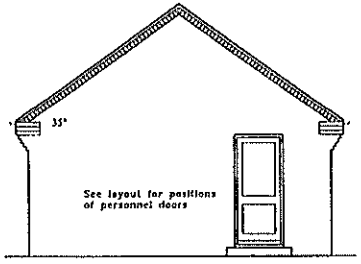

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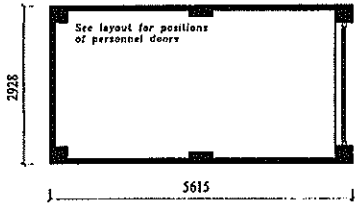

PLAN

2169

Project
CHURCH FARM,
SHINFIELD

Drawing Title
SINGLE GARAGE (GABLE SIDE)
PLAN & ELEVATIONS

Date	Scale	Drawn by
01.10.01	1:100	SE

Project No	Drawing No	Revision
10981	CFG/02	A

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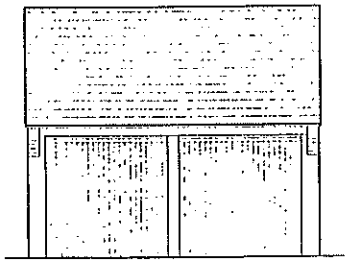
Revision	Date	By

5188



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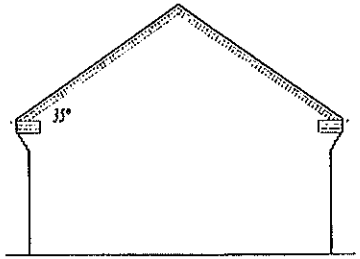

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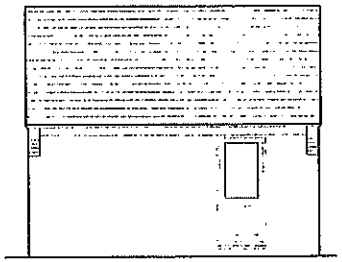

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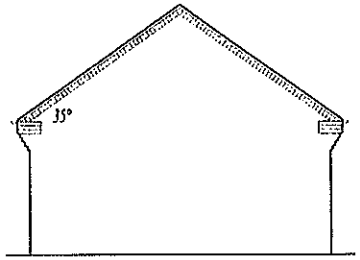

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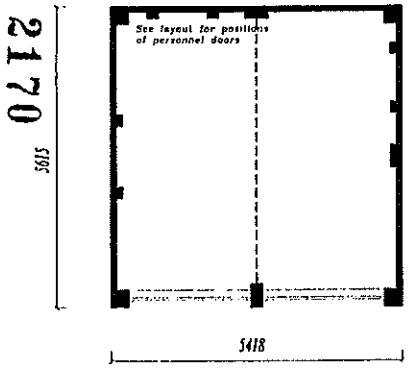

PLAN

Project
CHURCH FARM,
SHINFIELD

Drawing Title
DOUBLE GARAGE (GABLE SIDE)
PLAN & ELEVATIONS

Date	Scale	Drawn by
01.10.01	1:100	SE

Project No	Drawing No	Revision
10981	CFG/03	-

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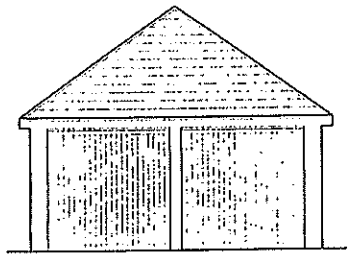
Revision	Date	By



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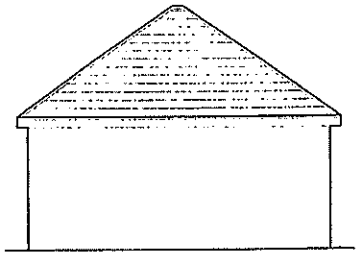

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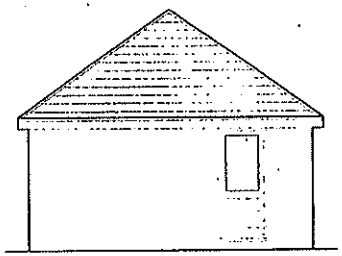

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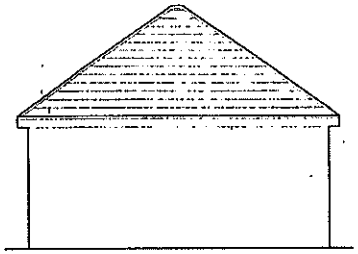
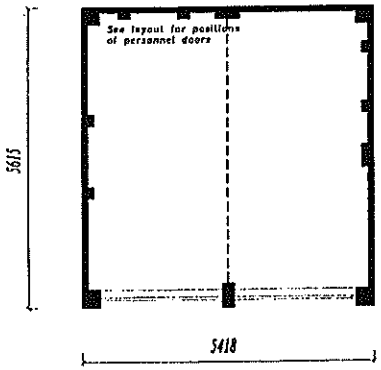


SIDE ELEVATION

CC.NW.001* 5108

2171



PLAN

Project
CHURCH FARM,
SHINFIELD

Drawing Title
DOUBLE GARAGE (PYRAMID)
PLAN & ELEVATIONS

Date	Scale	Drawn by
01.10.01	1:100	SE
Project No	**Drawing No**	**Revision**
10981	CFG/04	-

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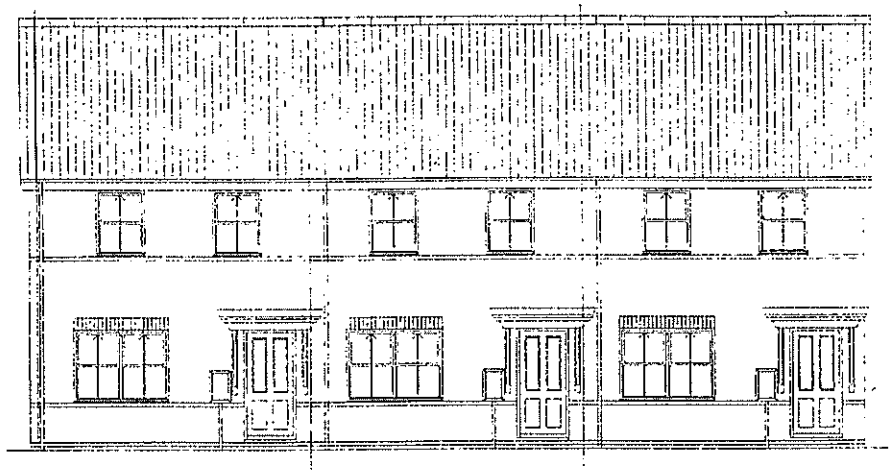
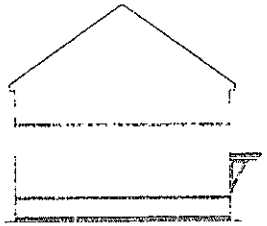
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

08.NOV.2001 5188



Front Elevation



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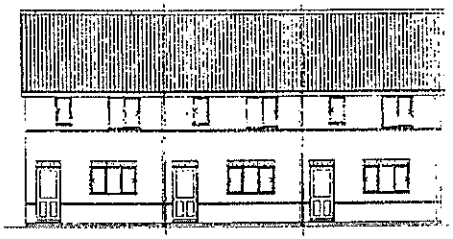
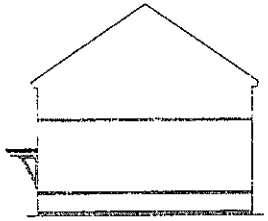
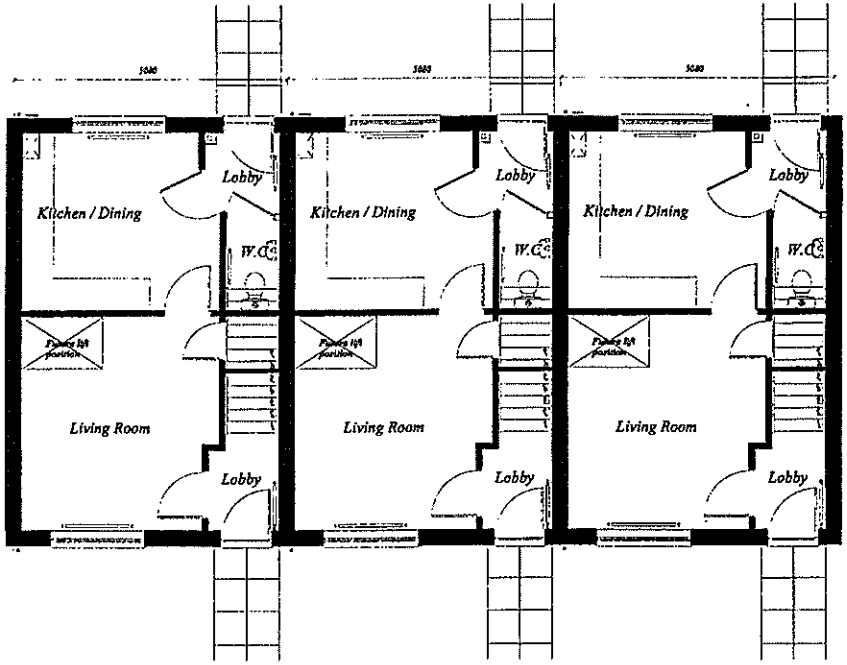


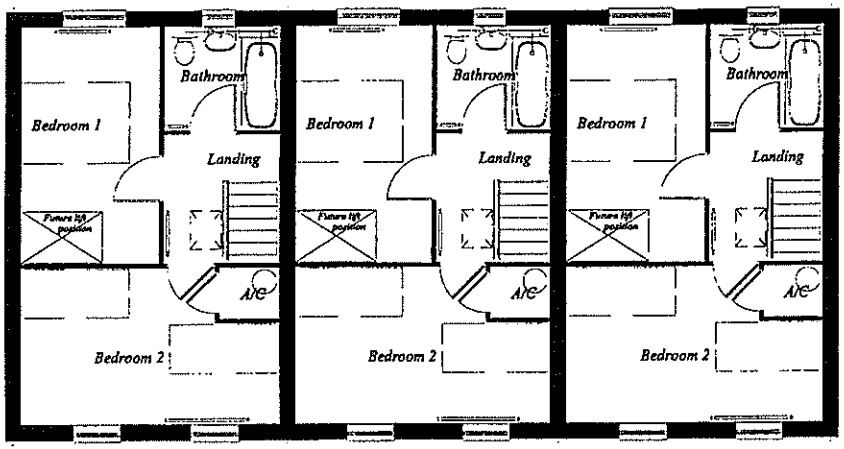
Rear Elevation



End Elevation



Ground Floor Plan



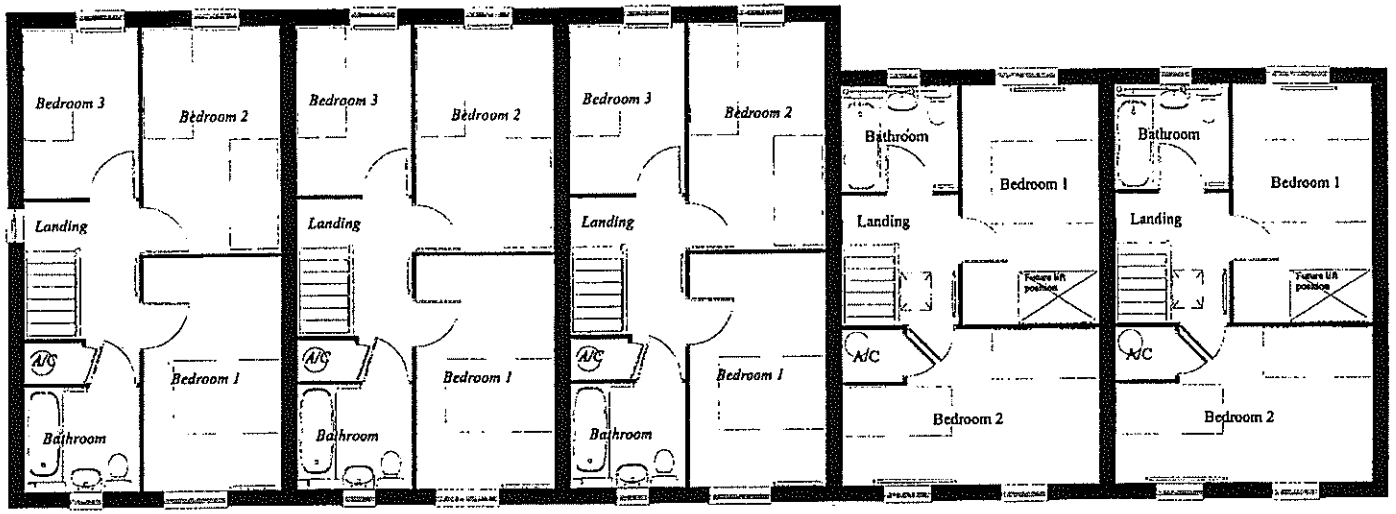
First Floor Plan

2172

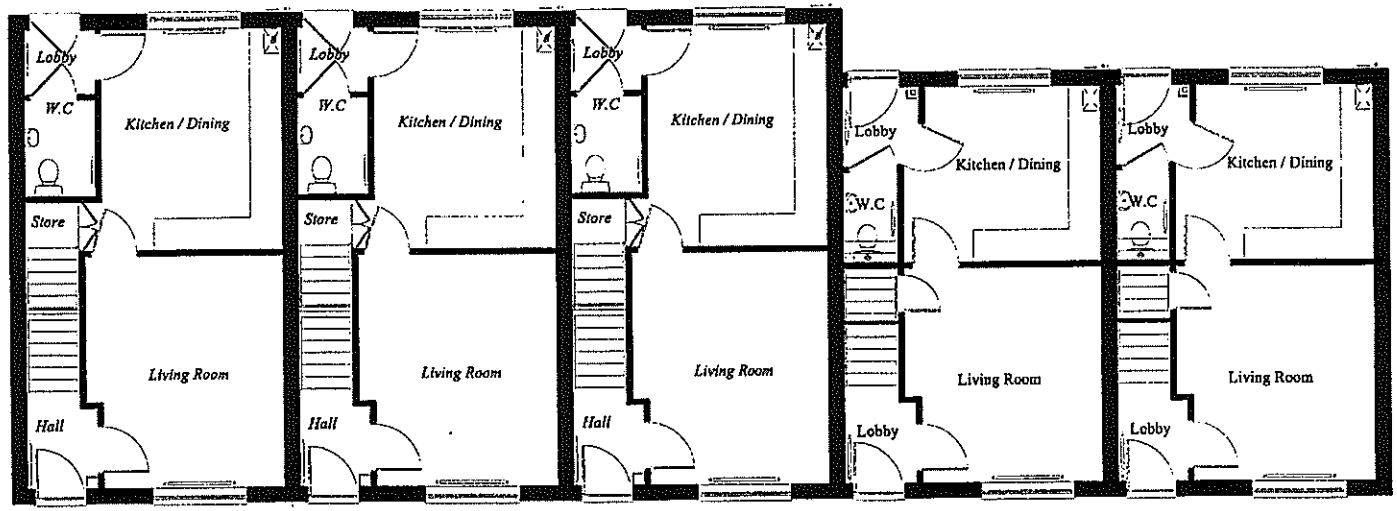
TITLE	DATE : 04.09.01	REVISION :
House Type SH20 Opp	SCALE : 1:100	
	DWG No : S2	
	DRAWN :	

DAVID WILSON HOMES

06.NOV.2001* 5188



FIRST FLOOR PLAN



SH30 SH30 SH30 SH20 SH20

GROUND FLOOR PLAN

TITLE	DATE : 28.09.01	REVISION :
House Type Ass	SCALE : 1:100	
SH30 / SH20	DWG No : 55	
	DRAWN :	

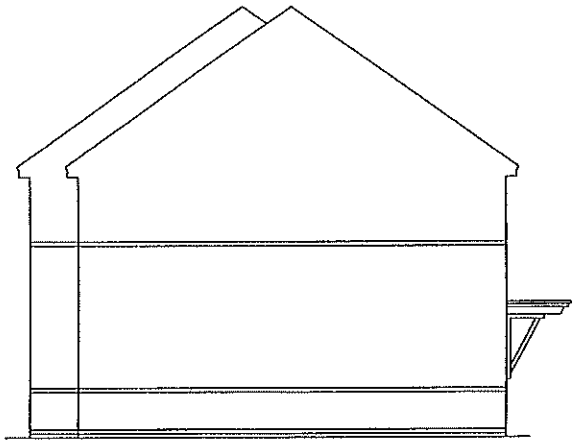
DAVID WILSON HOMES

2173

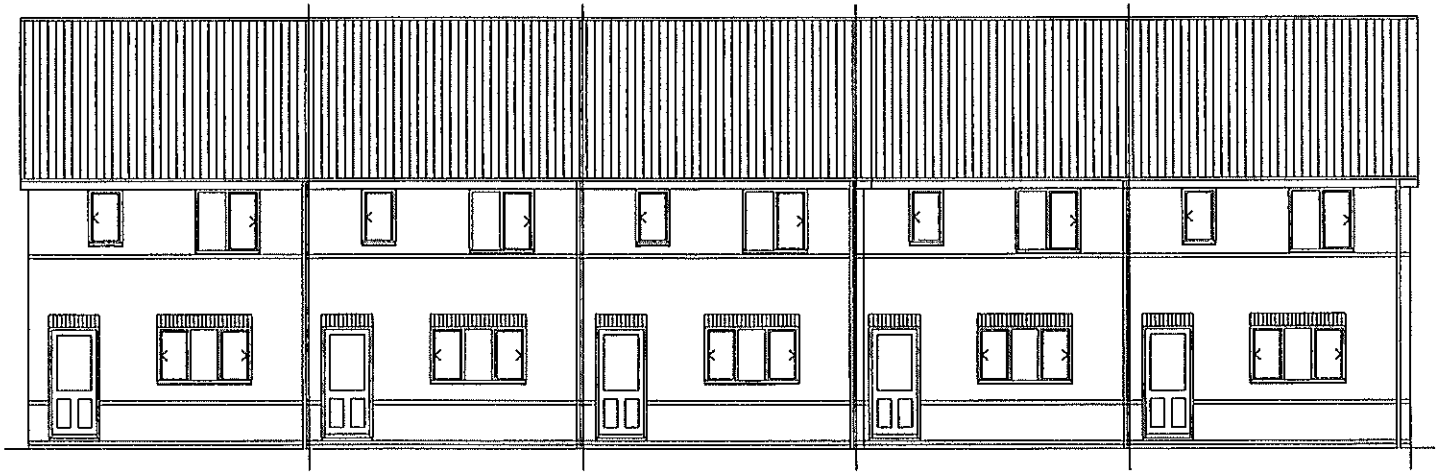
A. Side elevations amended to show staggered terrace. 07.11.01 S.E.



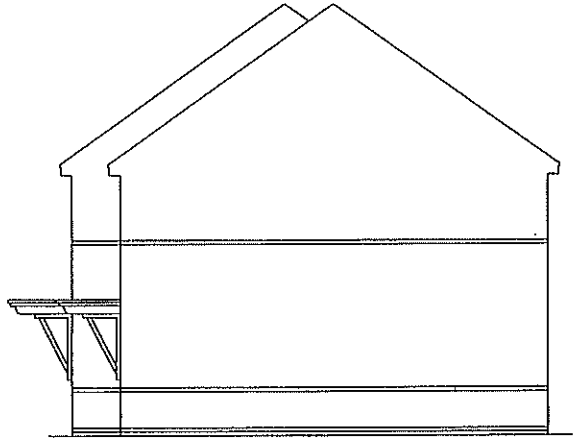
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

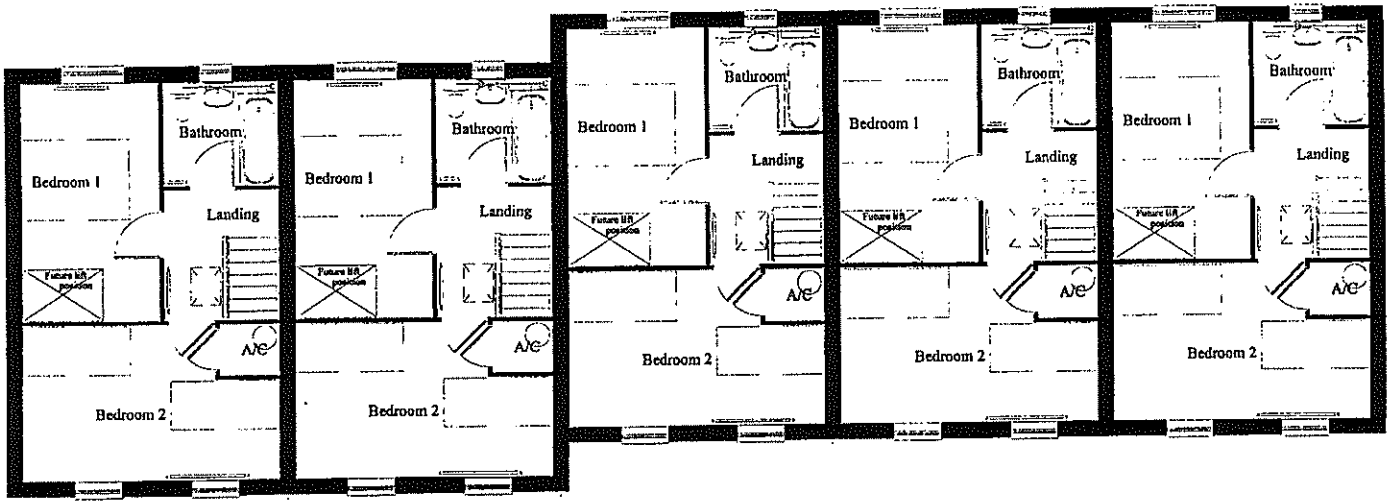


SIDE ELEVATION

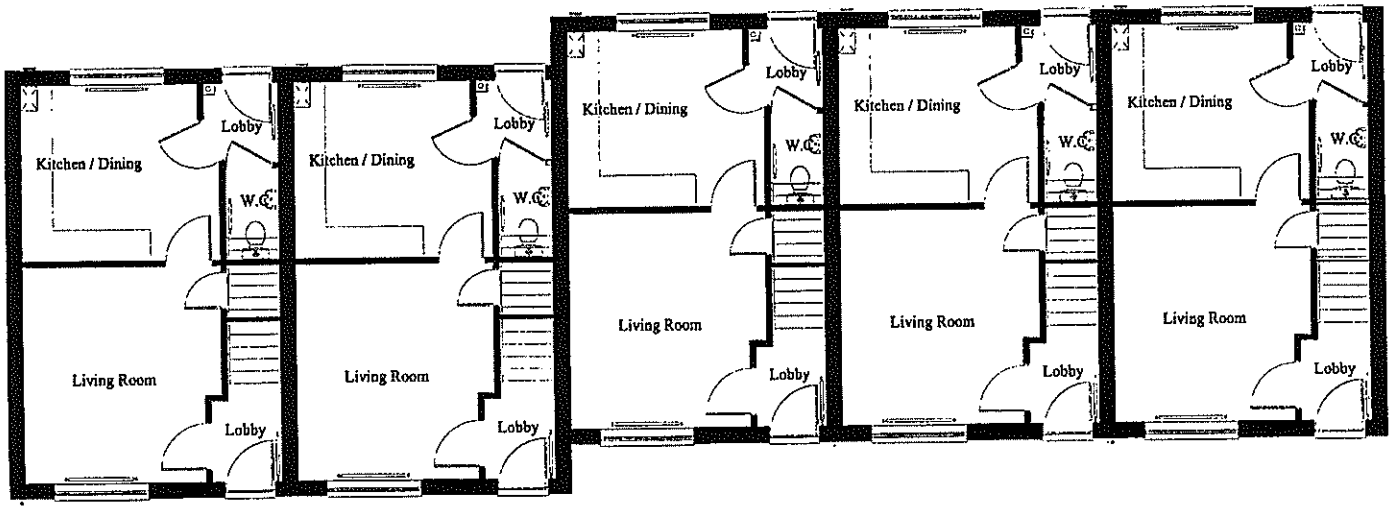
TITLE			
House Type Opp SH20	DATE : 28.09.01	REVISION :	DAVID WILSON HOMES
	SCALE : 1:100		
	DWG No : S4	A	
	DRAWN :		

2174

08.NOV.2001* 5108



FIRST FLOOR PLAN



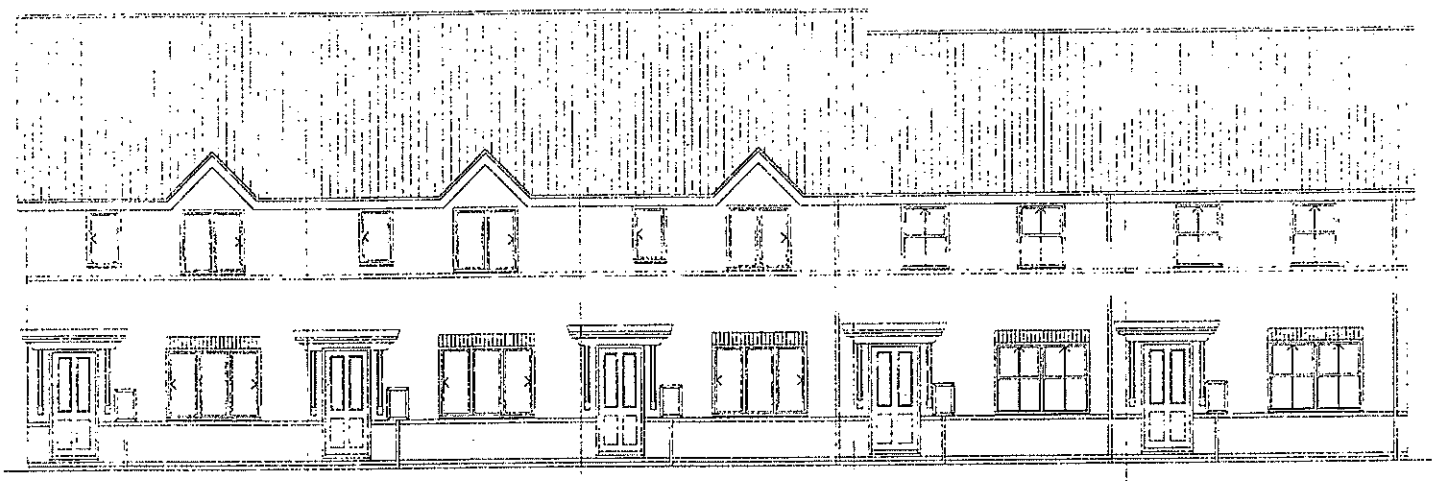
GROUND FLOOR PLAN

TITLE	DATE : 28.09.01	REVISION :
House Type Opp SH20	SCALE : 1:100	
	DWG No : S3	
	DRAWN :	

DAVID WILSON HOMES

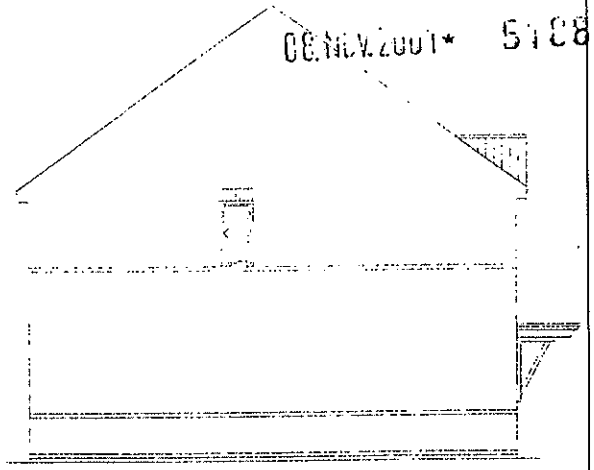
2175

08.NOV.2001* 5128

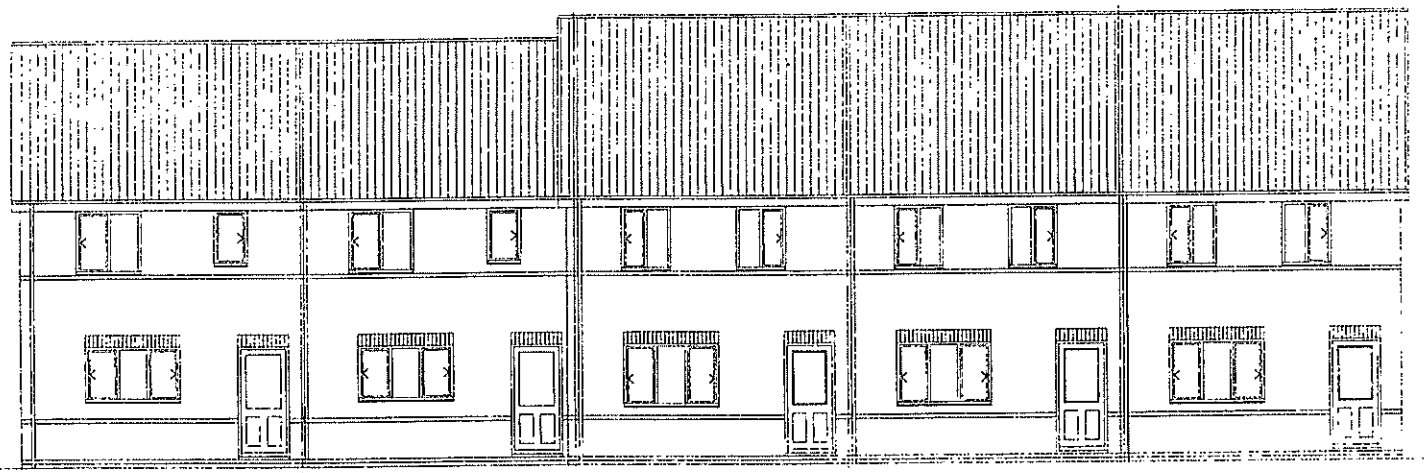


SH30 SH30 SH30 SH20 SH20

FRONT ELEVATION

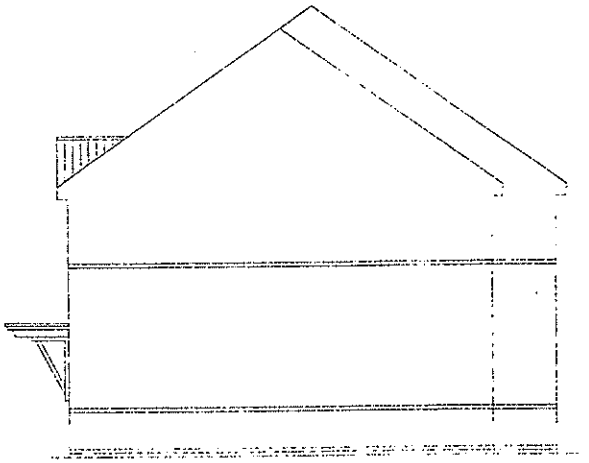


SIDE ELEVATION



SH20 SH20 SH30 SH30 SH30

REAR ELEVATION

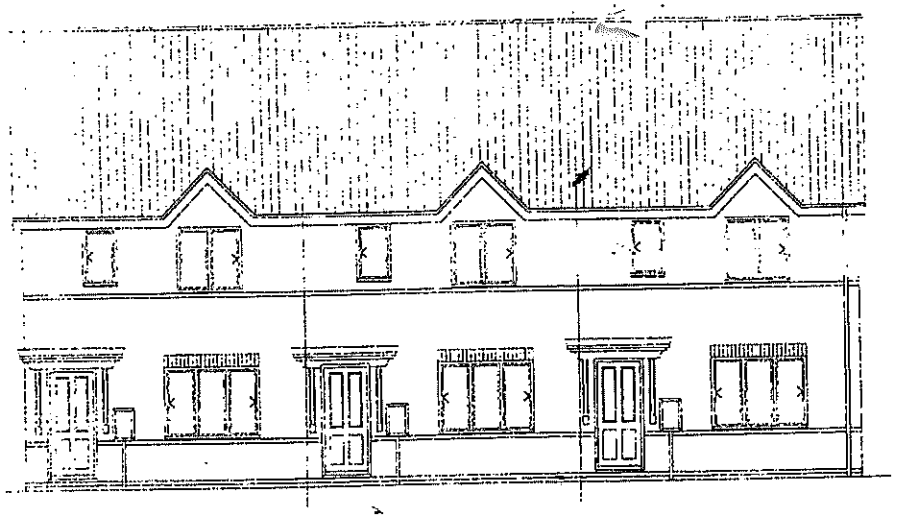


SIDE ELEVATION

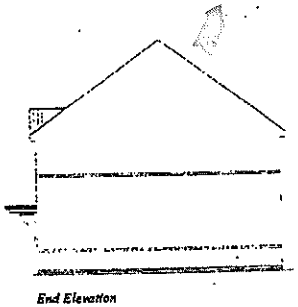
2176

TITLE	DATE : 28.09.01	REVISION :	DAVID WILSON HOMES
House Type Ass SH30 / SH20	SCALE : 1:100		
	DWG No : S6		
	DRAWN :		

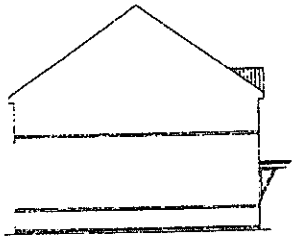
08.NOV.2001* 5138



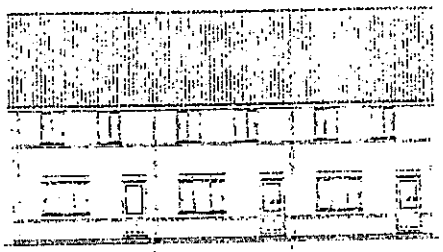
Front Elevation



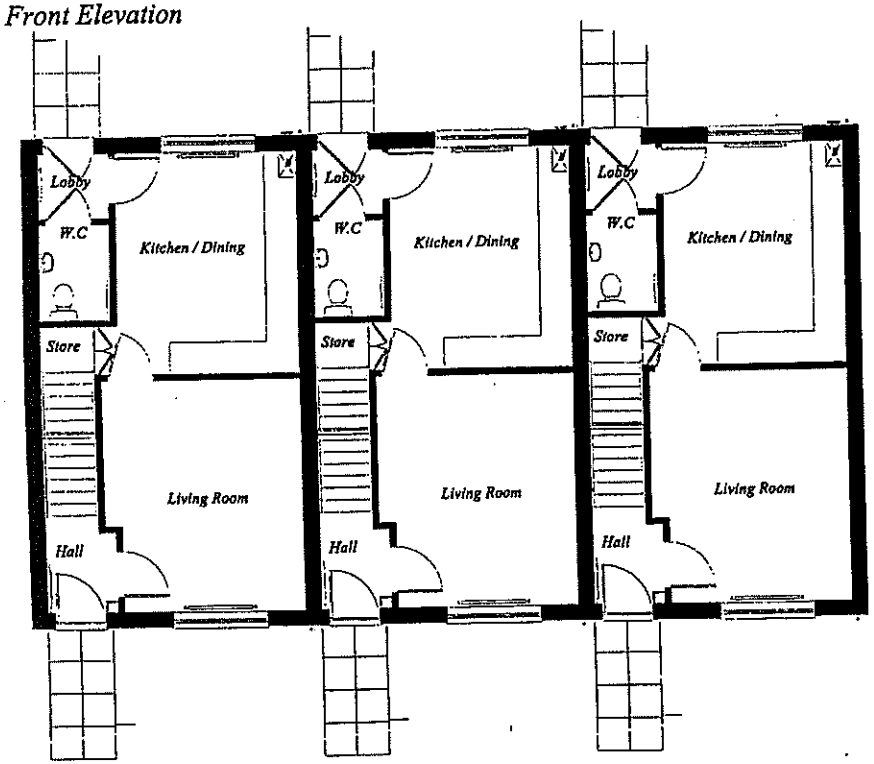
End Elevation

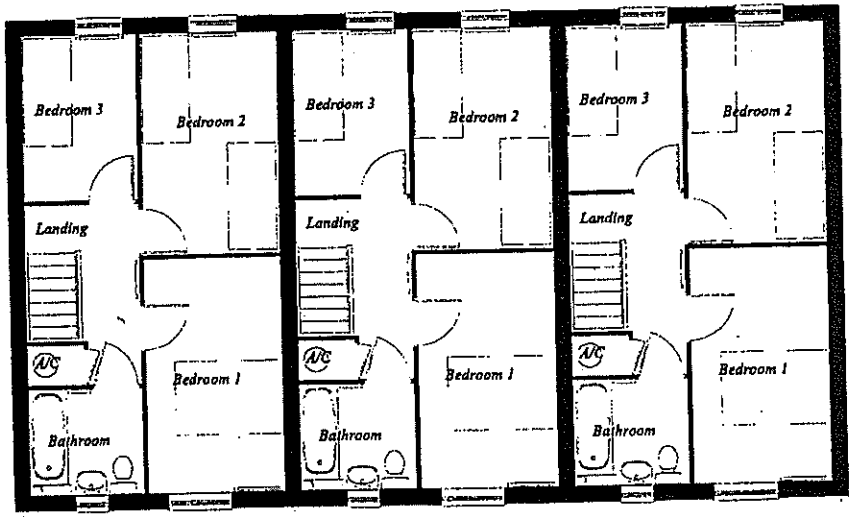


End Elevation



Rear Elevation





TITLE *House Type Ass* *SH30*	DATE : 04.09.01 SCALE : 1:100 DWG No : S7 DRAWN :	REVISION :	DAVID WILSON HOMES

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