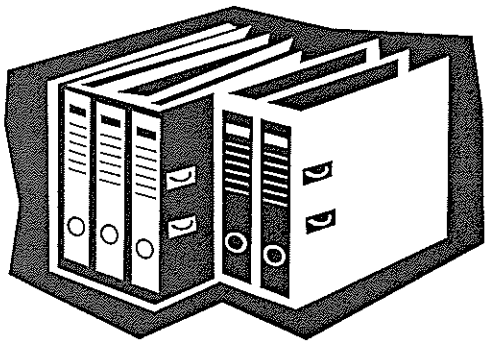
DATE: 10 October 2011

SCANNING INFORMATION SHEET

OFFICER REPORTS/COMMITTEE REPORT 24/7/2002



Application number: **RM/2002/6040**

Applicant name: Crest Nicholson Residential (S) Ltd

Site address: Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

DEVELOPMENT CONTROL COMMITTEE – 24 July 2002

MEMBER'S UPDATE.

LAND AT JUNCTION OF CHURCH LANE/HOLLOW LANE, SHINFIELD
Application for reserved matters on consent 99/70802/O – Phase 1 for the erection of 59 dwellings
Application No: RM/2002/6113 Pages 961-1016.
The Landscape architect has commented on the revised plans and has no object to the proposed alterations to the development.

We have also received one further letter of objection to the revised plans. The letter reiterates his previous objections to the principle of the development and concerns about the impact upon traffic generation and movement within the surrounding area.

LAND REAR OF 19-21 BROAD STREET, WOKINGHAM
Proposed erection of three dwellings and change of use for slaughter house to retail
Application No F/2001/4728. Pages 1017-1041.

A letter has been received from a local surveyor who would like the Committee to be aware that interest has already been expressed the proposed retail unit.

TRAINING COLLEGE, METEOROLOGICAL OFFICE, SHINFIELD PARK, SHINFIELD
Outline application for proposed residential development of a maximum of 310 dwellings, with retained and new open space
Application No: O/2001/5053. Pages 1042-.1085.

Background

This note confirms and updates the advice given verbally to Members at the site meeting on 17th July.
At the time of the preparation of the Committee report there were a number of issues that remained to be resolved these related primarily to matters of services and infrastructure contributions. Discussions have been on going on various matters, the results of which are set out below.

Consultation
Three items of consultation are attached. The Parish Council consultations were intended to be with the initial committee report, and the Reading Borough Council comments arrived last Friday.

- Shinfield Parish Council Observations: Dated 28th April 2002, with concerns on transport, bat issues and emergency vehicle access issues;

6040

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH JULY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr JL Earnshaw, Mr RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton.

Also Present: Frank Browne, Bob Haacke, and Mrs T Marinos

PART I

55. MINUTES

The Minutes of the meeting of the Committee held on 3rd July 2002 were confirmed as a correct record and signed by the Chairman.

56. APOLOGIES

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

57. APPLICATION NO: 2002/6040, APPLICATION FOR RESERVED MATTERS ON CONSENT 99/70802/0 - PHASE 1- FOR THE ERECTION OF 59 DWELLINGS, LAND AT JUNCTION OF CHURCH LANE/HOLLOW LANE SHINFIELD, FOR: CREST NICHOLSON (SOUTH) LTD

The Committee considered a report about this application set out on Agenda pages 961 to 1016.

Members were reminded that consideration of the above application had been deferred at the meeting of 12th June 2002 for the submission of revised plans incorporating a bus loop in the layout and design alterations. Officers continued that since the publication of the Agenda the landscape architect had commented on the revised plans and made no objection. One additional letter of objection raising previously mentioned points had also been received.

Mr. D Bulcock, representing Shinfield Parish Council attended the meeting and spoke in opposition to the proposal.

During the debate on the proposal, Mr MJ Bryant welcomed the provision of a bus loop and design changes to the proposal, but expressed serious concern regarding the location of affordable housing within the site plan which he considered to be overly isolated from other dwellings.

In response to a number of questions Officers confirmed that the location and design of drainage measures outside of the application site was considered to be acceptable and that internal cycle provision formed part of the design of the proposal. In relation to highway issues, the Highways Officer commented that the signalisation of the access junction to the site was compatible within the wider strategy proposals for the A327. Alteration of the timing of the signals would be possible if Members were so minded. He went on to comment that although the proposed number of parking spaces was below the number set out in the Council's policy it did accord with the spirit of PPG3.

RESOLVED: That Application No: 2002/6040 for reserved matters be approved subject to the conditions set out on Agenda pages 976 to 980 with the amendment of informative 1 to make reference to the revised plans submitted.

(Note: Mr MJ Bryant wished to be recorded as voting against the decision to grant planning permission).

Development Control Ref No:	Received	Parish
RM/2002/6040	26.03.02	Shinfield

Applicant: Crest Nicholson Residential (South) Ltd
Location: Land at junction of Church Lane/Hollow Lane, Shinfield
Proposal: Application for reserved matters on Consent 99/70802/O - Phase 1 - for the erection of 59 dwellings

REPORT PREPARED FOR: Development Control Committee

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

SUMMARY:

1. Planning History - This application was considered by the Development Control Committee at the meeting on 12 June 2002 and was deferred for submission of revised plans incorporating a bus loop in the layout and design alterations.

   Members should note that there is an error in the attached report of the 12 June Committee in Section 4D which states "All dwellings would be just within 400m of Hollow Lane, but not of the existing bus stops". All dwellings on the current application site would in fact be within 400m of the existing bus stops. The remaining area of the site, Phase 2, would also be within 400m of the existing bus stops.

2. Proposal – Notwithstanding the above comments, revised plans have been received incorporating a bus loop which could accommodate a 12m long bus. This has been achieved by shaving off the corners of the proposed central public open space, but increasing the kerb radii from 6m to 7.5m.

   Regarding design, the applicants explain that they have redesigned the scheme and the elevations of certain house types to give the proposal a character more in keeping with the surrounding area. Plots 6, 12-19, the units fronting Church Lane, have been revised to give a less regimented feel and a greater variation in character with the introduction of tile hanging to Plots 13-16. As per members' request Plots 38-42 have also been revised with hipped roofs to the side elevations. On Plots 30 and 35 the balconies overlooking the central public open space have been relocated.

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to the conditions set out in the attached report with alterations to Schedule 3 (attached to informative No. 1 - list of approved plans).

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** -
   - ***Shinfield Parish Council :*** Additional comments attached.
   - ***1 additional letter from local resident who had already written in, and was reported verbally and on the Members Update to the Committee on 12 June :*** Asks for gable ends of houses next to Hollow Lane to be changed to hips and some detail in brickwork to soften aspect, in view of higher ground level. Also asks for shrub planting in Church Lane to be interspersed with semi-mature deciduous trees. Other comments already covered in the 12 June report.
   - ***Highway Officer :*** The proposed bus loop shown on the revised layout plan would satisfactorily accommodate a 12m long bus.

4. **Appraisal** - As all dwellings would in fact be within 400m of an existing bus stop, it would not be required. However, the revised plans would provide a bus loop that would penetrate well into the site.

   The proposed design alterations would break up the appearance of the proposed dwellings fronting onto Hollow Lane. The hipped end of the roof on Plot 42 is as requested by Members. It is considered that the proposed design alterations would improve the street scene appearance.

   Concerns of the Parish Council

   The applicants explain that the proposed bricks will be a mixture of red stock and red multi bricks. (Details are required by Condition No. 1 in the attached report). The Parish Council's comments on the ecological assessment do not raise any new issues regarding the application site in relation to protected species.

5. **Recommendation** - GRANT planning permission - subject to the conditions set out in the attached report with alterations to Schedule 3 (attached to informative No. 1 - list of approved plans).

Angela Odell

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire, RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

PLANNING SERVICES RPT
POL TLA
DC NE
APP
CS
24 JUN 2002
COPIES TO FILE

23rd June 2002

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

Dear Mrs Odell

Hollow Lane Planning Applications: May/June 2002

At the last meeting of our Planning and Transportation Committee, it was resolved to write to you with our comments on a number of planning applications. We apologise for the lateness of our response and hope that they will still be of help to you.

1. **RM/2002/6040 Hollow Lane:**
   Reserved Matters on consent 99/70802/O Phase 1 for 59 Dwellings,
   Plots 55/56; No Comment.

2. **RM/2002/6040 Hollow Lane**
   Reserve Matters on consent 99/70802/O.
   Phase 1 Landscape proposals: No Comment.

3 **RM/2002/6040 Hollow Lane**
   Reserve Matters to consent 99/70802/O, phase 1.
   We are pleased to note that the developer has amendments to this proposal as a result of our comments made in our letter of 28 April 2002.

   3.1. **Design Statement**, we thank the developer for providing this. However, please note the following additional comments:
   In describing Hollow Lane as an 'an established arterial road', yes it is an 'A' road, linking Reading with Frimley and Farnborough, but we have never heard it described as an arterial road. The very name of the section through Shinfield Village, known as Hollow Lane, denies any claim to arterial status.

Continued...

To describe the trees, planted about 15 years ago along Hollow lane, to the East of the site as 'mature', is hardly accurate. The use of the word 'inforced' in the section on Landscape Detail has puzzled us, especially as neither the Collins 'Concise English Dictionary' or the Microsoft WORD 97 spell checker, contains such a word.

We are disappointed that the 'Building Style' section makes no reference to Brick colours. The predominant brick colour in the area is red and we would expect this colour to predominate by at least 75%. Some rendered walls will be acceptable, but the use of yellow and/or orange bricks must be resisted.

3.2. **Archaeological Report**, we are pleased to receive this document.. Only one trivial typing error was noted on page 2 where reference was made to 'stuck' (sic) flints'.

3.3. **Ecological Assessment**, we thank the developer for the amendments made, but please see our further following comments:

We challenge the use of the word 'redevelopment' in relation to this site which until a year ago was being productively farmed to produce cereal crops and is outside the settlement boundary. These facts are present in the local special interest groups' records and it is therefore a surprise that the developer's 'more specific and detailed records' either failed to include them, or the consultant preparing this report chose to ignore them. We would also observe that whilst the evidence submitted to the Public Inquiry is highly commendable, it does not qualify it as being either correct or complete.

The consultant's description of the Badger Sett location to the north of 'church Lane (sic)' cannot be correct as Church Lane is mainly to the west of the site. Could the consultant please be asked to be more accurate with this description, without being specific about the sett's location. We believe the consultant could be describing the sett to the north of Cutbush Lane. In which case the evidence given at the Public Inquiry established that the badger foraging area did extend to the south of Cutbush Lane. Can you please ask the consultant to comment on this.

We challenge the consultant's statement that there are no records for bats within a 1.5km radius. There are bat colonies identified and recorded on the Met Office College site with three species having been identified. A further substantial bat colony exists in Clares Green Road, which is on the extreme edge of the 1.5km radius.

We thank the consultant for the observation on the bird life in the area, especially with regard to skylarks and their nesting in the vicinity. We would however wish the irrelevant comments on whether skylarks nesting on the site, would be successful or not, to be removed. We further challenge the identification of Crows in the area which is predominantly populated by Rooks. Crows are rarely seen in larger numbers than pairs and are quite rare in this area. We suspect that a case of mistaken identity may have arisen here, especially as the prevalent Rooks, which can also be predatory, were not mentioned at all.

Continued....

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

PLANNING SERVICES
POI
DC
APP
OS
24 JUN 2002
COPIES TO

23rd June 2002

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

Dear Mrs Odell

Hollow Lane Planning Applications: May/June 2002

At the last meeting of our Planning and Transportation Committee, it was resolved to write to you with our comments on a number of planning applications. We apologise for the lateness of our response and hope that they will still be of help to you.

1. **RM/2002/6040 Hollow Lane:**
   Reserved Matters on consent 99/70802/O Phase 1 for 59 Dwellings,
   Plots 55/56; No Comment.

2. **RM/2002/6040 Hollow Lane**
   Reserve Matters on consent 99/70802/O.
   Phase 1 Landscape proposals: No Comment.

3 **RM/2002/6040 Hollow Lane**
   Reserve Matters to consent 99/70802/O, phase 1.
   We are pleased to note that the developer has amendments to this proposal as a result of our comments made in our letter of 28 April 2002.

   3.1. **Design Statement**, we thank the developer for providing this. However, please note the following additional comments:
   In describing Hollow Lane as an 'an established arterial road', yes it is an 'A' road, linking Reading with Frimley and Farnborough, but we have never heard it described as an arterial road. The very name of the section through Shinfield Village, known as Hollow Lane, denies any claim to arterial status.

Continued...

To describe the trees, planted about 15 years ago along Hollow lane, to the East of the site as 'mature', is hardly accurate. The use of the word 'inforced' in the section on Landscape Detail has puzzled us, especially as neither the Collins 'Concise English Dictionary' or the Microsoft WORD 97 spell checker, contains such a word.

We are disappointed that the 'Building Style' section makes no reference to Brick colours. The predominant brick colour in the area is red and we would expect this colour to predominate by at least 75%. Some rendered walls will be acceptable, but the use of yellow and/or orange bricks must be resisted.

3.2. **Archaeological Report**, we are pleased to receive this document.. Only one trivial typing error was noted on page 2 where reference was made to 'stuck' (sic) flints'.

3.3. **Ecological Assessment**, we thank the developer for the amendments made, but please see our further following comments:

We challenge the use of the word 'redevelopment' in relation to this site which until a year ago was being productively farmed to produce cereal crops and is outside the settlement boundary. These facts are present in the local special interest groups' records and it is therefore a surprise that the developer's 'more specific and detailed records' either failed to include them, or the consultant preparing this report chose to ignore them. We would also observe that whilst the evidence submitted to the Public Inquiry is highly commendable, it does not qualify it as being either correct or complete.

The consultant's description of the Badger Sett location to the north of 'church Lane (sic)' cannot be correct as Church Lane is mainly to the west of the site. Could the consultant please be asked to be more accurate with this description, without being specific about the sett's location. We believe the consultant could be describing the sett to the north of Cutbush Lane. In which case the evidence given at the Public Inquiry established that the badger foraging area did extend to the south of Cutbush Lane. Can you please ask the consultant to comment on this.

We challenge the consultant's statement that there are no records for bats within a 1.5km radius. There are bat colonies identified and recorded on the Met Office College site with three species having been identified. A further substantial bat colony exists in Clares Green Road, which is on the extreme edge of the 1.5km radius.

We thank the consultant for the observation on the bird life in the area, especially with regard to skylarks and their nesting in the vicinity. We would however wish the irrelevant comments on whether skylarks nesting on the site, would be successful or not, to be removed. We further challenge the identification of Crows in the area which is predominantly populated by Rooks. Crows are rarely seen in larger numbers than pairs and are quite rare in this area. We suspect that a case of mistaken identity may have arisen here, especially as the prevalent Rooks, which can also be predatory, were not mentioned at all.

Continued....

3.4.**Amendment to house types**; no comment.

3.5.**Security and Safety**; no comment.

3.6.**Parking areas**, no comment

3.7.**Layout Plan: 59-907- 003 Rev F** Security gates, thank you.

3.8.**Layout Plan: 59-907- 005 Rev A**; no comment

3.9.**Layout Plan: 59-907- 006 Rev A**; no comment

3.10.**Layout Plan: 59-907- 007 Rev A**; no comment

3.11.**Layout Plan: 59-907- 078 Rev A**; 'Floor Plan' would seem to be an inappropriate title for this drawing.

3.12.**Layout Plan: 59-907- 079 Rev A**; no comment

3.13.**House types**; no comments.

4. **F/2002/6589 Hollow Lane**

Dry balancing pond

We strongly object to this proposal as it is associated with the Hollow Lane development, but is not contained within the area approved for this development. It takes up a considerable area of designated Green Gap countryside outside the settlement boundary which has not been approved for development. It represents an area where skylarks have been observed and nesting, as noted in the ecological survey, and exacerbates the threat to the wildlife in this tranquil rural village environment. The nature of the works to construct the balancing pond and associated underground storage tanks will cause very considerable disturbance in this area, to the detriment of the habitat and the wildlife present within it..

Neither are we satisfied that the use of average rainfall data is appropriate for calculating either the size of a balancing pond or the capacity of water storage tanks. Flooding tends to occur with the extremes of weather conditions, yet these statistics do not appear to have been taken into account. Nor are we satisfied that only historical data appears to have been analysed. Can the developer please be required to provide evidence that the provision of a Balancing Pond and Water Storage Tanks is sufficient to provide adequately for the trends to wetter weather and more intensive rainfall over the next 50 years.

The geological nature of the ridge, on the side of which these houses are to be built, is that it acts as a sponge in wet weather and with the housing and roads to be constructed, this will cause a very significant change to the rain water run off in the area. There does not appear to have been any discussion of this effect and we would ask the developer to provide substantive guarantees, with penalty clauses, as suggested in PPG 25, should the calculations that have been made turn out to be inadequate.

Continued....

5. **F/2002/6592 Hollow Lane**
   Underground Surface Water Storage Tanks
   We strongly object to this application for the same reasons given above in objecting to **F/2002/6589,** for a dry balancing pond to service the Hollow Lane development.

Yours sincerely

Mrs Tracy Sampson

Copies to:

District Councillors x 3

Development Control Ref No:	Received	Parish
RM/2002/6040	26.03.02	Shinfield

Applicant: Crest Nicholson Residential (South) Ltd
Location: Land at junction of Church Lane/Hollow Lane, Shinfield
Proposal: Application for reserved matters on Consent 99/70802/O - Phase 1 - for the erection of 59 dwellings

REPORT PREPARED FOR: Development Control Committee

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

SUMMARY:

1. **Planning History** - This 3.96 ha. site is a field that slopes down southwards and the northern end of the site is on a slightly raised bank above the A327 Hollow Lane. Public footpaths Nos. 11 and 12 are adjacent to its south-west and south-east boundaries.

   Outline Application No. 99/70802/O for 105 dwellings was granted permission on 16 May 2000 subject to a legal agreement. This agreement comprised the following:

   - Affordable housing: 21 dwellings (20%).
   - Highways: £75,647 (indexed), £2,500 towards road closure of north-west end of Church Lane, footway/cycleway along Hollow Lane and alterations to junction of Hollow Lane/Church Lane (but only if more than half the Church Farm site is occupied as reused or redeveloped for B1 use).
   - Education: £25,000 (indexed).
   - Public Open Space and equipped play area, plus maintenance of these.

   No reserved matters were determined under this outline permission.

   Note: The section 106 agreement for outline permission O/2000/1891 for the erection of 140 dwellings at Church Farm requires the improvements to the junction of Hollow Lane/Church Lane to be undertaken within 6 months of the carrying out of a material operation on Church Farm (unless the junction improvement works have already been carried out).

2. **Proposal** - Is for all the reserved matters for Phase One (the first 59 dwellings), public open space and the access roads and boundary landscaping for the whole site. A Design Statement, Archaeological Report and Ecological Assessment have also been submitted. The proposal is for 29 x 2 bedroom units (18 houses and 11 flats and maisonettes), 26 x 3 bedroom houses and 4 x 4 bedroom houses. 13 of the units (22%) would be affordable dwellings (6 x 2 bedroom maisonettes, 3 x 2 bedroom houses and 4 x 3 bedroom houses). (The remaining 46 units are shown indicatively on the rest of the site). The junction of Church Lane and the A327

Hollow Lane will be signalised, as provided for under the Section 106 Agreement. Vehicular access is to be from Church Lane, but there would also be a 3.0m wide footpath/cycle path/emergency access onto Hollow Lane and a further footpath onto Hollow Lane. 0.63 ha. of on-site Public Open Space, including 400 sq.m. play area and buffer planting areas, is proposed.

The main area of Public Open Space would be near the centre of the site forming a focal point, with the play area to the north-east side of it. Landscape buffer strips 6m wide along the south-west and south-east side boundaries of the site and 3m wide strips along the north-west and north-east side boundaries of the site are proposed. There are further landscaping strips beyond this on the north-west and north-east sides adjacent to Church Lane and Hollow Lane, where the existing trees would be retained. Houses would front onto Church Lane with a wrap-around building on the corner of Church Lane/Hollow Lane and gatehouses at the entrance into the site from Church Lane.

A single garage and a car parking space are proposed for each of the 15 detached and semi-detached houses. For the remaining 44 dwellings 75 car parking spaces are proposed, including 15 garage spaces. Three additional spaces for visitors are also proposed.

Surface water control in the form of either a balancing pond or under ground storage tank is proposed to be off-site adjacent to the south-west corner of the site. This the subject of separate applications Nos. F/2002/6589, 6590, 6591 & 6592. (The applicants have agreement with the landowner, the University, for this).

Revised Plans : Show security gates between plots 15 and 16, and to parking courts for plots 10-19 and 30-35, fencing to the amenity space behind the corner block of maisonettes Nos. 51-56 to provide a private, secured amenity area and bin stores have been added, with relocation of cycle store. A lockable gate across the proposed emergency access to Hollow lane is also proposed, and safety rails at the pedestrian/cycle accesses onto Hollow Lane. Balconies for some of the FOGs (flat over garage) to provide amenity space where there is no own garden are also proposed. The 2½ storey Runfold house type has been reduced in height by 1 metre and some side windows removed on some plots. (No alterations to the siting of the dwellings or house types are proposed in the revised plans.)

RECOMMENDATION: GRANT PLANNING PERMISSION - subject to conditions.

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** -
   - ***Shinfield Parish Council :*** Comments attached.
   - ***4 letters of objection received from 3 addresses on the following grounds :*** Additional housing will significantly add to existing traffic congestion and overstretch existing schools, surgery, etc.
     - Site is a greenfield and should be developed by village-style properties with large amounts of green areas. Density too great.
     - Housing built on Church Lane/Hollow Lane corner must be well set back from perimeter fence as ground is higher, and perimeter trees retained.
   - ***1 letter of comment :***
     - Suggests housing is built behind a service road to Hollow Lane and housing next to Church Lane backs onto it with trees between.
     - Church Lane should be retained as it is and alternative access provided through The Manor onto Brookers Hill.
     - Low-cost housing should be spread through the site.
   - ***Environmental Health Officer :*** No comments to make.
   - ***Public Rights of Way Officer :*** No objections.
   - ***Ecologist :*** No objections, but recommends a condition preventing construction or removal of vegetation, soil or hedgerows between March 1st and 30th June inclusive in any year.
   - ***Drainage Engineer :*** Recommends conditions requiring surface water drainage and balancing works to be provided.
   - ***Landscape Officer :*** *Original Plans :* Recommends amendments including larger trees in the Public Open Space and additional planting at specified points along the access roads.
     Revised Plans : Advises proposed landscaping is now acceptable.
   - ***Highway Officer :*** No objection subject to conditions.
   - ***Transport Planner :*** Recommends cycle storage is provided for the flats.
   - ***Crime Prevention Design Adviser :*** *Original Plans :* Objects as the layout does not adequately address the risks of crime. Concerned proposed parking courts behind Plots 12-19 and 31-34 will not be within view of the occupiers of the relevant dwellings, and that residents could leave their back gates unlocked when accessing them. Flats 51-56 need some private, communal area and the play area in front of Plots 38-42 must have no pedestrian access into the parking area. Planting should also be low so as not to conceal a child from vision.
     Revised Plans : Overcome the above objections.
   - ***Leisure and Recreation Officer :*** Advises that the size of the proposed play area is acceptable. 0.685 ha. of public open space would be required for the proposed 59 dwellings. Provision of the play area together with 10 year commuted sums for maintenance of it and the public open space will be required.
   - ***Environment Agency :*** No objection in principle subject to conditions covering surface water and foul sewerage drainage, potential landfill gas and soakaways.

- ***Council's Consultant Archaeologist :*** Following archaeological excavation works, advises that no further archaeological work will be required.
- ***Royal Berkshire Fire & Rescue :*** Advises there is a requirement for hydrant provision, depending on the detailed mains and seeks developer contributions for this work.

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; PPG3).

   B. Layout, including effect on adjoining countryside, trees and open space (Berkshire Structure Plan Policies EN1 and R5; Loddon Area Local Plan Policies LBE1, LBE2, LBE9 and LR2; Wokingham District Local Plan Policies WOS3, WH1, WBE1, WBE11 and WR7).

   C. Effect on neighbouring properties (Berkshire Structure Plan Policy LD3; Loddon Area Local Plan Policy LBE2; Wokingham District Local Plan Policies WOS3, WH1 and WBE1).

   D. Access and movement (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan Policies WT6 and WT7; PPG's 3 and 13).

   E. Flooding issues (Berkshire Structure Plan Policy EN3; Loddon Area Local Plan Policies LPS2 and LPS3; Wokingham District Local Plan Policy WIC16; PPG25).

   F. Concerns of the Parish Council and local residents.

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

A. Principle of residential development (including housing mix and density)
As there is an extant outline planning permission on the whole site for 105 dwellings and the site was identified for housing development under Policy WH2 of the Wokingham District Local Plan, residential development is acceptable in principle. Whilst the site is greenfield land it is in a relatively sustainable location.

Housing mix
The proposed housing mix is as follows:

No. of bedrooms	No. of dwellings	%	% sought under Policy WH6
2	29	49%	at least 45%
3	26	44%	25%
4	4	7%	no more than 30%
Total	59	100%	100%

As the proposal for Phase One is for a higher proportion of smaller dwellings than sought under Policy WH6, the mix is welcome. (For Phase Two, the overall mix of Phases One and Two together will be expected to comply with Policy WH6). As 13 affordable dwellings are proposed in Phase One, this would be 22% of the 59 proposed, and at a slightly higher rate for this phase than the 20% required overall under the outline permission.

Density
As the 'net developable area' for the whole site is 3.45 ha. the net density of the total of 105 dwellings would be 30.4 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 perimeter landscape buffer areas. Although it is clear that Phase One would be at a higher density than Phase Two, for this particular application it would not be meaningful to assess the net density of this reserved matters application on its own as it includes the access roads for the whole site).

B Layout, including effect on adjoining countryside, trees and open space
The proposal would provide an attractive frontage to Church Lane with dwellings facing onto Church Lane behind a wide planting strip, with most vehicular access via the rear. The main access from Church Lane would lead to a central open space and play area which would be well overlooked and would provide a 'village green' feature centrally located. The play area is also conveniently located so that it could be used by existing residents on the opposite side of Hollow Lane, and will be 20 m. from the nearest dwellings. The minor 0.055 ha. shortfall in the public open space requirement can be provided under phase 2 either within the phase 2 area of the site or off-site on the proposed playing fields adjacent to Church Farm. Landscape buffer strips around the site's perimeter would help to integrate the development into the adjacent countryside and soften views from the adjacent public footpaths and roads.

Most dwellings will be two storeys, and the revised plans show the 2½ storey Runfold type to be reduced in height to 9.2m, which is now the maximum proposed height of all dwellings on the site, and is considered acceptable. The proposed 13 affordable units in this Phase One would be located in the north-east corner of the site and therefore separate from the remaining 8 units to be provided under Phase Two. This would provide a satisfactory distribution under PPG3 which encourages mixed and balanced communities and would facilitate a slightly higher proportion being provided in the early phase (22%).

The revised plans overcome previous concerns of the Crime Prevention Design Adviser by providing automatic electronic sliding security gates to the car parking courtyards behind Plots 12-19 and Plots 30-35. The revised landscaping plans would also provide more planting along the proposed access roads, as recommended by the Council's Landscape Officer.

It is considered that the proposed layout is well thought out and would provide a satisfactory relationship with the adjacent open countryside, public footpaths and existing roads and development.

C. Effect on neighbouring properties
The rear elevations of the nearest houses on the opposite side of Church Lane in The Manor would be at least 56m. away from the front elevations of the proposed houses facing onto Church Lane with some trees between. The front elevations of the proposed maisonettes on Plots 51 and 52 (on higher ground) would be at least 47.5m. from the front elevations of the existing dwellings on the opposite side of Hollow Lane. The side elevation of Plot 1 would be at least 22.5m. from the side of 'Stantons' on the west (north end) side of the site. It is considered that these distances are sufficient to avoid unacceptable levels of overlooking or adverse effect on outlook.

D. Access and movement
The proposed internal roads, footpaths and parking (including cycle parking) are considered satisfactory by the Highway Officer. The proposed car parking would be slightly below the Council's standard as the 4 x 4 bedroom houses would have 2 spaces instead of the 3 required by the standard, and there would be an average of 1.7 spaces for the 44 terraced houses and flats. However, as this is only a marginal shortfall, 3 additional spaces for visitors are proposed and the current standard is now viewed as a maximum in the light of PPG3, the proposed car parking is considered acceptable.

The footpath and footpath/cycleway onto Hollow Lane would facilitate pedestrian access to the bus stops (just north and south of the site). All dwellings would be just within 400m. of Hollow Lane, but not of the existing bus stops. However, if required, a future bus loop could be provided into the site and around the proposed public open space, if its corners were reduced.

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

F. Concerns of the Parish Council and Local Residents
These have been noted and addressed above.

The subsequently submitted Development Brief corrects the location reference and provides further information. The issue of traffic generation and other services and infrastructure was addressed under the extant outline permission for the site.

The layout proposes retention of the existing trees along Hollow Lane, with additional tree planting along Hollow Lane and Church Lane. Installation of a service road alongside Hollow Lane would be unnecessary and wasteful of space. The proposed layout with houses fronting onto Church Lane would provide a more attractive street scene than rear elevations and close boarded fencing. There is no right to provide an alternative road through The Manor.

Note: As this is an application for reserved matters it is not possible to seek contributions towards hydrant provision, as recommended by the Fire & Rescue Officer. Although the ecologist recommends a condition preventing construction etc. during March to May, it is not considered reasonable to impose such a restriction, though such a request is added as an informative to the applicants.

G. 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. He includes the whole site as a current commitment for 105 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 is 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, WR7 : The Inspector does not recommend any changes to the wording of these policies themselves.
Policies WOS3, WOS4, 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 review has not yet been undertaken.

5. **Conclusion** - The principle of residential development on the site is already established, the proposed density would accord with PPG3 and the proposed housing mix would provide a higher proportion of smaller dwellings at an early stage. It is considered that the layout is well thought out and with the proposed landscape buffer strips would provide satisfactory relationships with the adjacent countryside, public footpaths, existing roads and nearest existing residential properties. The main vehicular access to the site, the internal road layout and parking are considered satisfactory. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT approval of reserved matters subject to the following conditions:-

1. 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.

2. 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.

3. 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 or above of the dwellings hereby permitted as specified in Schedule 1 attached except for any which may be shown on the approved drawings.

4. The bathroom and ensuite windows in the elevations of the dwellings hereby permitted as specified in Schedule 2 attached shall not at any time be glazed other than with obscure glass.

5. 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.

6. 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.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

8. 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.

9. The dwellings shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of all driveways and adjacent footways. (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.

10. No building shall be occupied until the access has been constructed in accordance with the approved plans.

11. All shared drives shall be a minimum of 4.0 metres wide.

12. All garage doors shall be a minimum of 5.5 metres from the highway boundary.

13. 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.

14. The road is to be constructed to adoptable standards.

15. 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 Plot Nos. 10-19, 25-35 & 38-59.

16. All hedges at the entrance to the site shown on Drawing No. 14642/01B shall be set behind the visibility splays.

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

18. The construction of the site drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

19. No development approved by this permission shall be commenced until the Local Planning Authority is satisfied that adequate sewerage infrastructure will be in place to receive foul water discharges from the site. No buildings (or uses) hereby permitted shall be occupied (or commenced) until such infrastructure is in place.

20. 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.

21. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

22. Before any of the dwellings on plots 12-19 and 30-35 are occupied, the security gates to their parking areas shall and pedestrian gate between plot Nos. 15 and 16 shall be installed and retained thereafter.

Reasons:

1. To ensure that the external appearance of the building is satisfactory.

2. To safeguard the visual amenities of neighbouring properties and the locality.

3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

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

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

9. In the interests of highway safety and convenience.

10. In the interests of highway safety and convenience.

11. In the interests of highway safety.

12. To ensure a vehicle can be parked in front of the garage doors without encroaching onto the adopted highway.

13. In the interests of highway safety and convenience.

14. In the interests of highway safety and convenience.

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

16. In the interests of highway safety and convenience.

17. In the interests of highway safety and convenience.

18. To prevent pollution of the water environment.

19. To prevent pollution of the water environment.

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

21. To protect people on or close to the site from the risks associated with migrating landfill gas.

22. In the interests of security.

Informatives:

1. The list of approved plans is attached in Schedule 3.

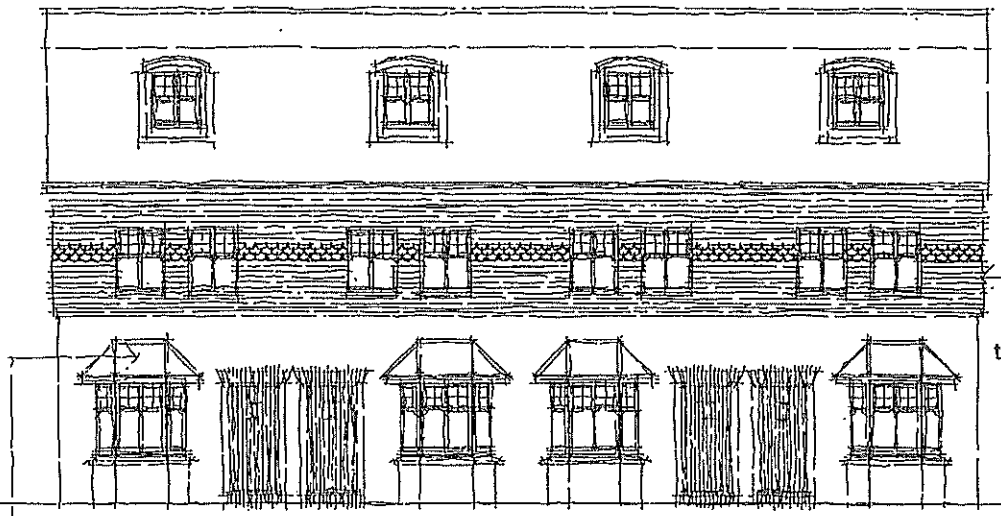
2. No soakaways should be constructed such that they penetrate the water table nor should they in any event exceed 3 metres in depth below existing ground level in order to prevent pollution of ground water.

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

   Berkshire Structure Plan Policies LD3, LD5, H2, H9, EN1, EN3 and R5
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE9, LR2, LT5, LT6, LPS2 and LPS3
   Wokingham District Local Plan Policies WOS2, WOS3, WH1, WH2, WH6, WBE1, WBE11, WR7, WT6, WT7 and WIC16

4. In order to minimise the impact of the proposed works on the ecology of the area, no vegetation, soil or hedgerows should be disturbed or removed between 1 March and 30 June in any year.

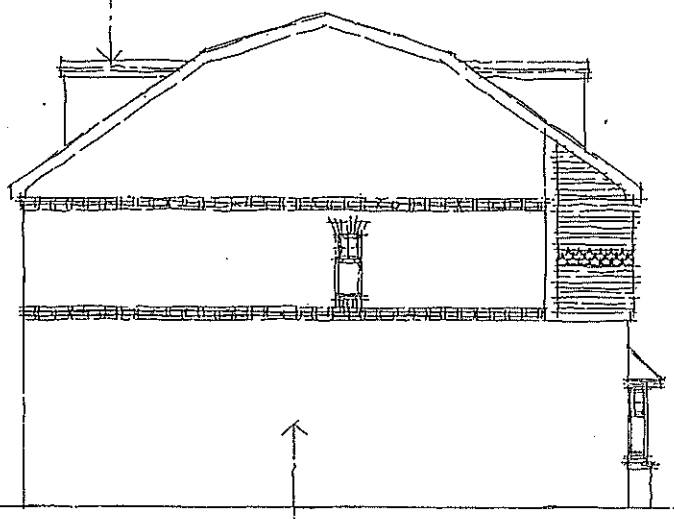
PLOTS: 13-16



tile hanging with detail

FRONT ELEVATION

grp roofs to bays (lead effect)



grp formed dormers (lead effect)

SIDE ELEVATION

main facing brick

6040

REVISED PLAN

PLANNING SERVICES	HPT
	TLS
	SMF
02 JUL 2002	
COPIES TO	FILE:

981

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE: RUNFOLD

DRAWING TITLE: ELEVATIONS

DATE: Mar02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-030

REV B

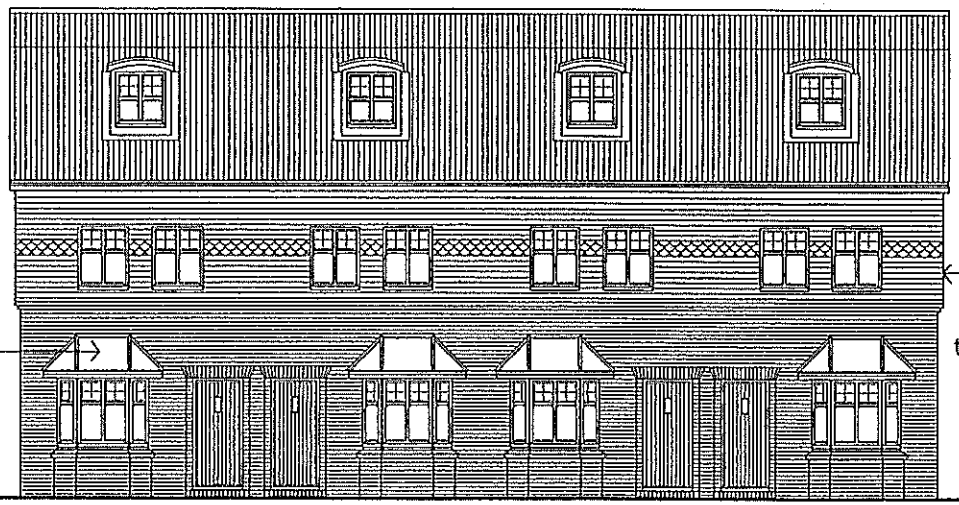
REV	DATE	DETAILS	DRAWN
B	24.06.02	ELEVATIONS AMENDED	HAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

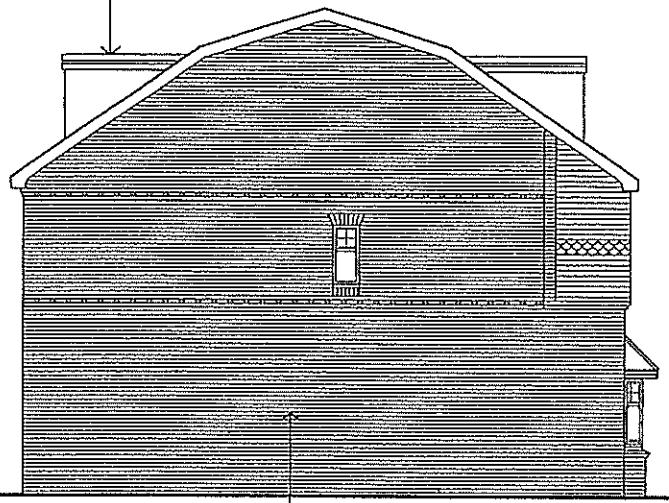
THE POST HOUSE, KENNEL LANE, WINKFIELD, BERKSHIRE SL4 4AA
TELEPHONE 01344 [illegible] FAX 01344 [illegible]
EMAIL [illegible]

PLOTS: 13-16



FRONT ELEVATION

grp roofs to bays (lead effect)



SIDE ELEVATION

main facing brick

6040

REVISED PLAN

PLANNING SERVICE
POL
DC
APP
CS
02 JUL 2002
COPIES TO

Crest NICHOLSON Crest Nicholson Residential (South) Ltd. Nicholson House 41 Thomas Street Weybridge Surrey KT13 8JL Tel: 01932 700500 Fax: 01932 700555	HOUSE TYPE RUNFOLD DRAWING TITLE: ELEVATIONS DATE: Mar02 SCALE: 1:100 DRAWN: SCA	DWG.NO 59-9 030	REV B

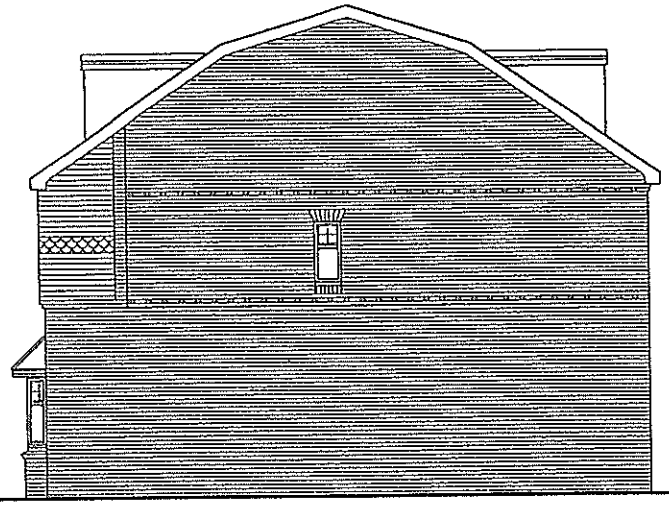
REV	DATE	DETAILS	DRAWN
B	24.06.02	ELEVATIONS AMENDED.	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

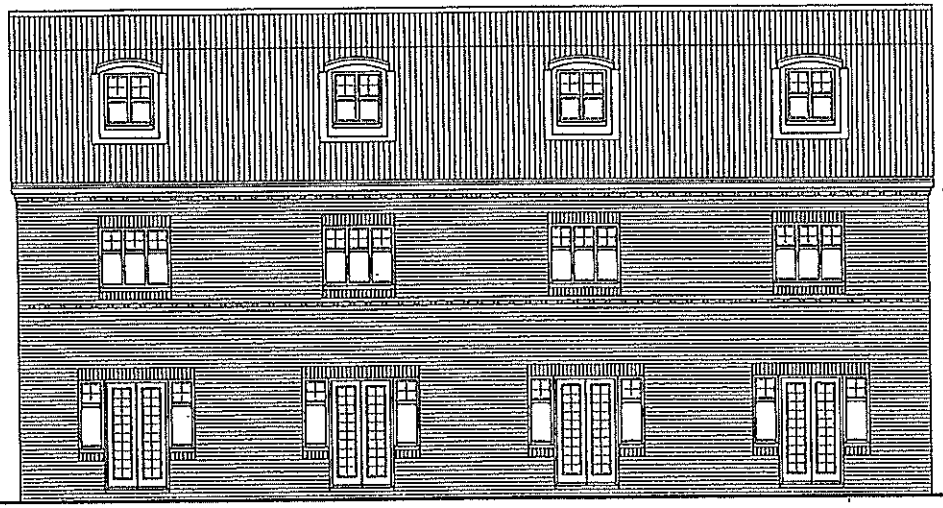
Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 481818 FAX: 01276 481766
EMAIL: [illegible]

982

PLOTS: 13-16



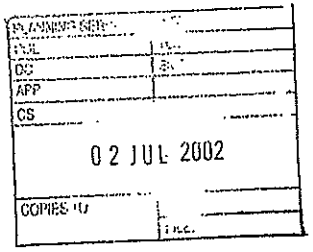
SIDE ELEVATION



REAR ELEVATION

983

REVISED PLAN
16.040



Crest NICHOLSON

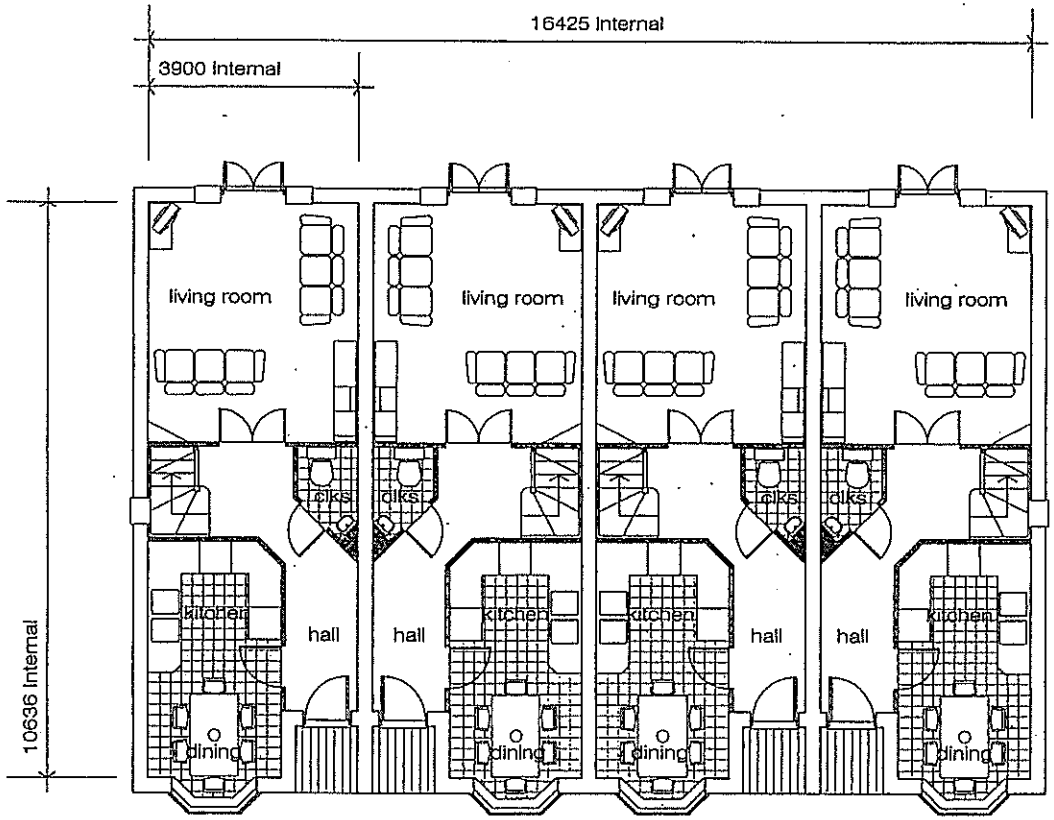
HOUSE TYPE	RUNFOLD
DRAWING TITLE:	ELEVATIONS
DATE: Mar02	DWG.NO. 59-907-070
SCALE: 1:100	REV B
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN
D	24.08.02	ELEVATIONS AMENDED.	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA

PLOTS: 13-16



GROUND FLOOR

984

PLANNING SERVICES
PDL
DC
APP
CS
02 JUL 2002
COPIES TO
ACK:
FILE:

6.040

REVISED PLAN

Crest NICHOLSON

HOUSE TYPE: RUNFOLD

DRAWING TITLE: FLOOR PLANS

DATE: Mar02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-[illegible]-031

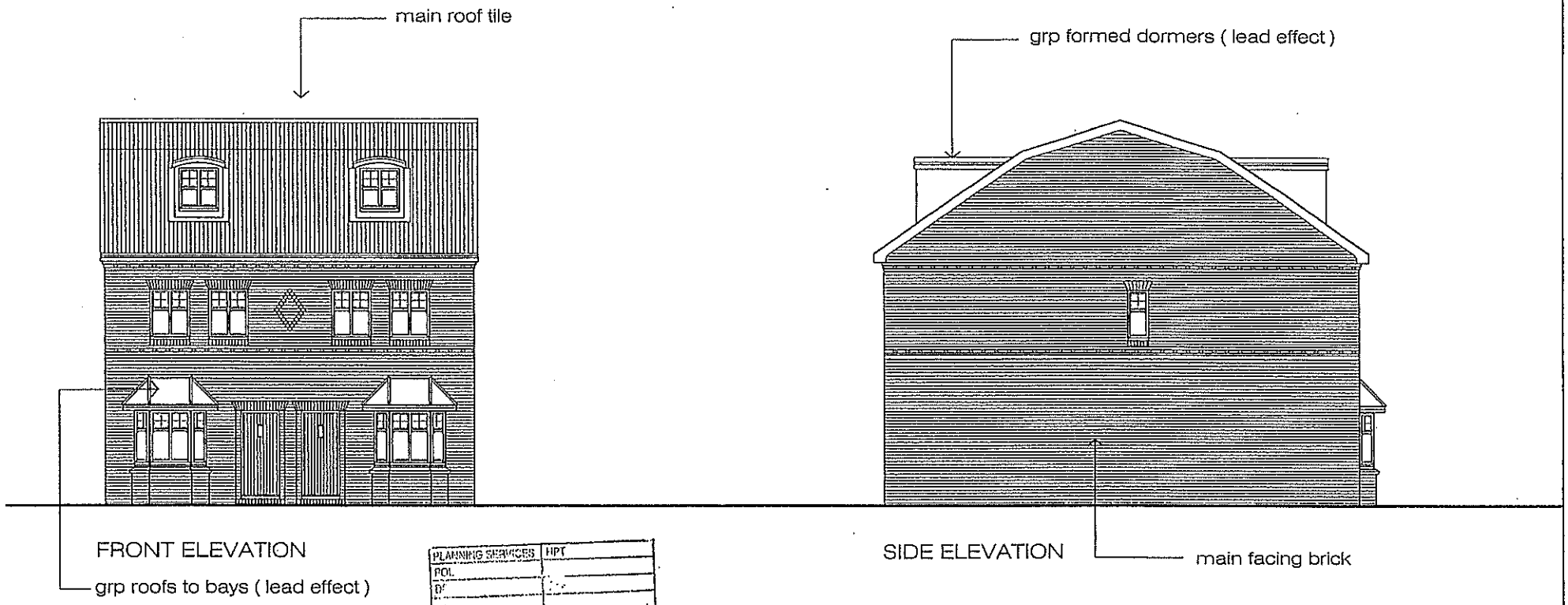
REV B

REV	DATE	DETAILS	DRAWN
B	24.05.02	PLOT Nos ALTERED	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE: 01276 451616 FAX: 01276 451188
EMAIL: [illegible]

PLOTS: 6 & 12, 17 & 18



PLANNING SERVICES | HPT
POL
DF
02 JUL 2002
C
FILE

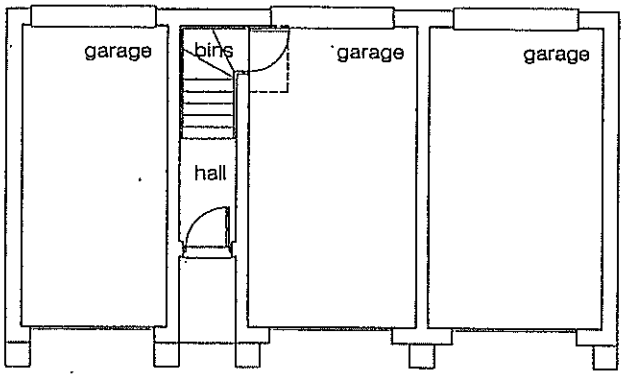
REVISED PLAN
16.040

Crest NICHOLSON Crest Nicholson Residential (South) Ltd. Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL Tel: 01932 700500 Fax: 01932 700555	HOUSE TYPE RUNFOLD DRAWING TITLE: ELEVATIONS DATE: Mar02 SCALE: 1:100 DRAWN: SCA	DWG.NO. 59-907-083	REV	REV / DATE / DETAILS / DRAWN	SITE: HOLLOW LANE SHINFIELD PHASE 1

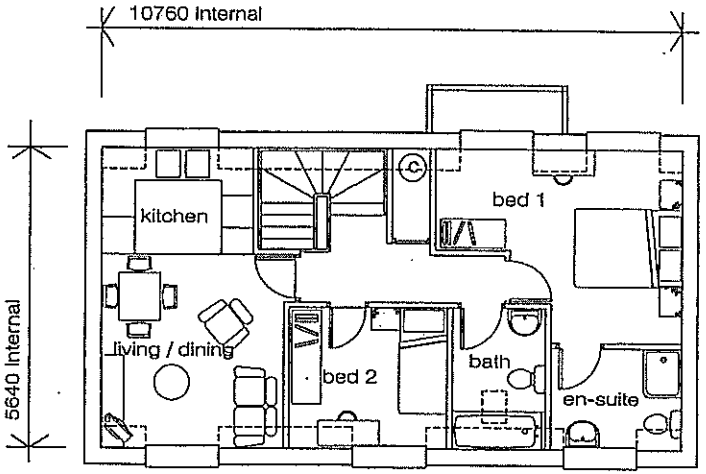
Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
E-MAIL: [illegible]

985

PLOT: 35



GROUND FLOOR



FIRST FLOOR

REVISED PLAN

6040

PLANNING SERVICES	HPT
PCL	
DC	
APP	
CL	
02 JUL 2002	
COPIES TO	FILE:

Crest NICHOLSON

HOUSE TYPE	FOG 3
DRAWING TITLE:	FLOOR PLANS
DATE: Jan02	
SCALE: 1:100	
DRAWN: SCA	
DWG.NO.	59-9 045
REV	B

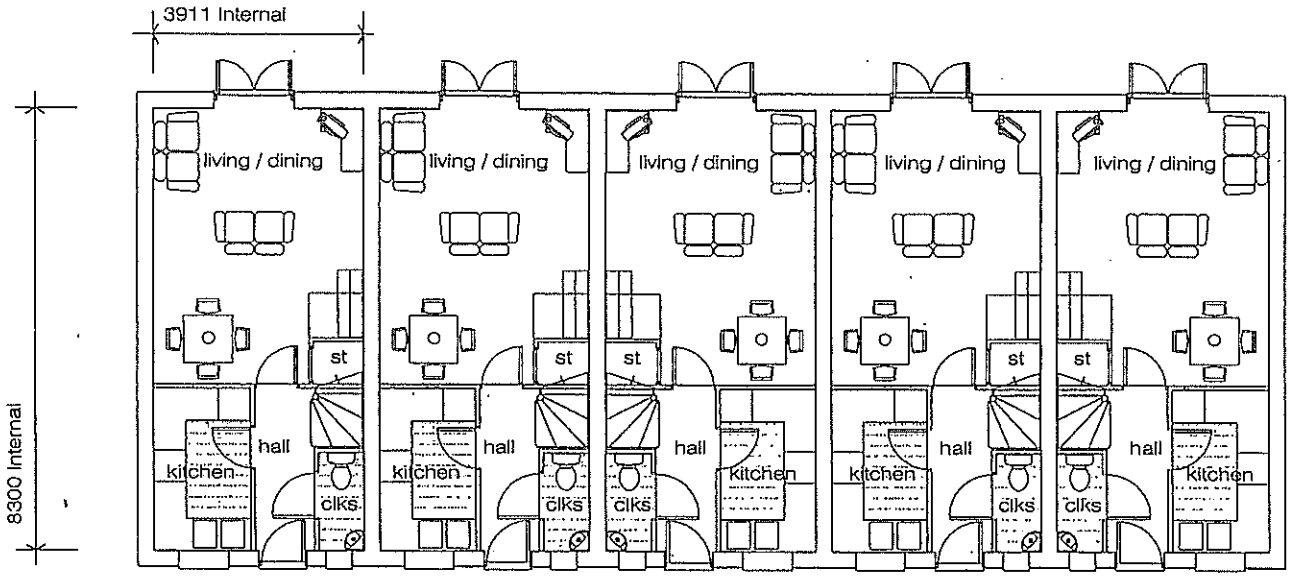
REV	DATE	DETAILS	DRAWN
B	24.05.02	WINDOWS AMENDED	MAH
A	18.08.02	WINDOWS AMENDED	LAC

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINGLESHAM, SURREY GU20 6AA.

986

PLOTS: 38 - 42



GROUND FLOOR

PLANNING SE...	
POL	
DC	
APP	
CS	
02 JUL 2002	
COPIE:	

REVISED PLAN

6040

Crest NICHOLSON

HOUSE TYPE	SHINFIELD		
DRAWING TITLE:	FLOOR PLANS		
DATE: Jan02 SCALE: 1:100 DRAWN: SCA	DWG.NO. 59-907-063	REV	

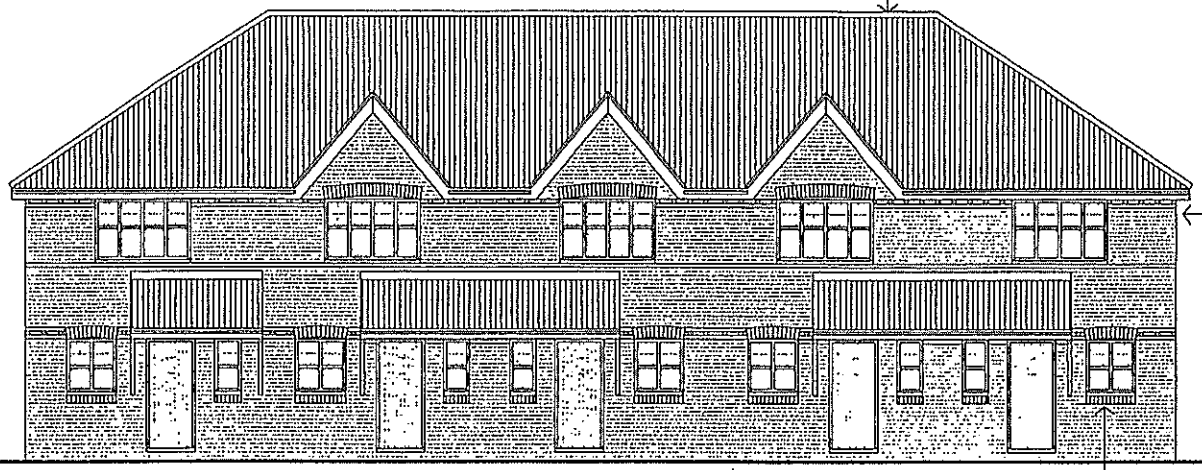
REV	DATE	DETAILS	DRAWN

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 451818 FAX: 01276 451884
EMAIL: [illegible]

987

PLOTS: 38 - 42



FRONT ELEVATION

SIDE ELEVATION

REVISED PLAN
6040

PLANNING SERVICES	RPT
POL	
DC	
APP	
CS	
02 JUL 2002	
COPY	

Crest NICHOLSON

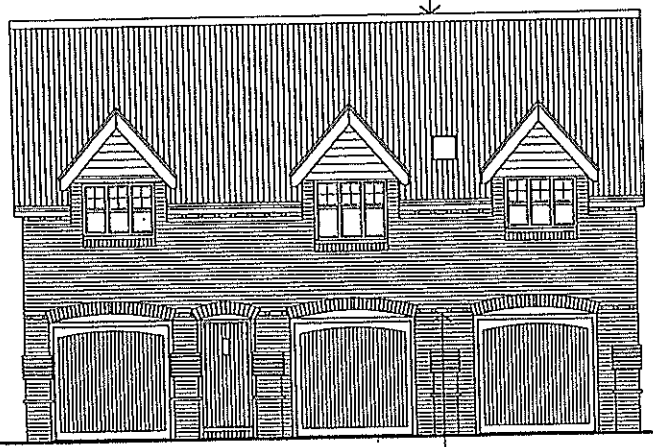
HOUSE TYPE	SHINFIELD				
DRAWING TITLE:	ELEVATIONS				
DATE: Jan02	DWG.I	REV			
SCALE: 1:100	59-90,-061	A			
DRAWN: SCA			A	13.06.02	AMENDMENTS TO ROOF STYLE
			REV	DATE	DETAILS

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

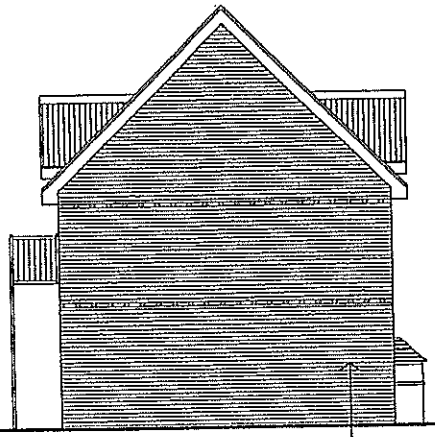
Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
EMAIL: [illegible]

886

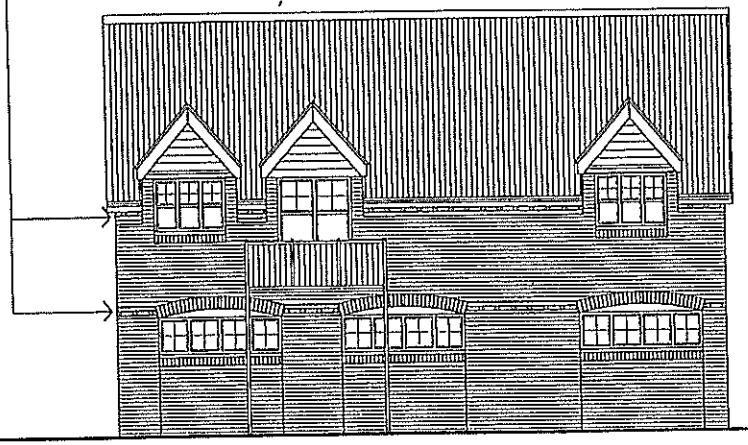
PLOT: 35



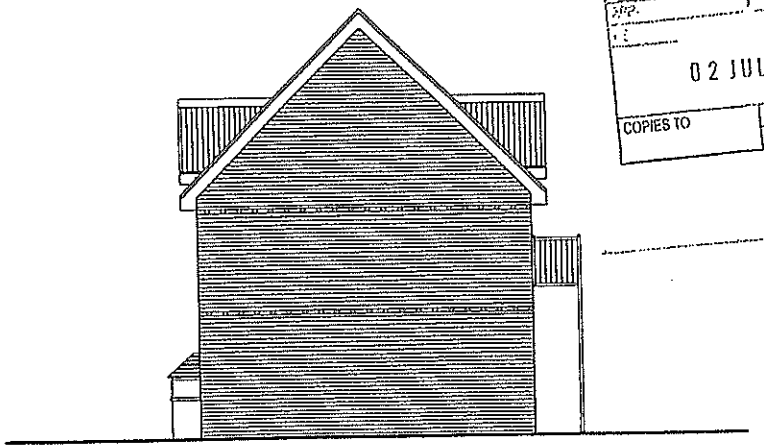
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

PLANNING SERVICES | HPT
PCL
DC
APP.
02 JUL 2002
COPIES TO | ACK.
FILE:

REVISED PLAN

6040

D	24.08.02	WINDOWS AND DORMERS AMENDED	MAH
C	18.08.02	WINDOWS AND DORMERS AMENDED	LAC
B	07.05.02	FRENCH DOORS AND BALCONY ADDED.	MAH
A	22.03.02	PLANNERS COMMENTS ADDED.	MAH
REV	DATE	DETAILS	DRAWN

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE FOG 3

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-044

REV D

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

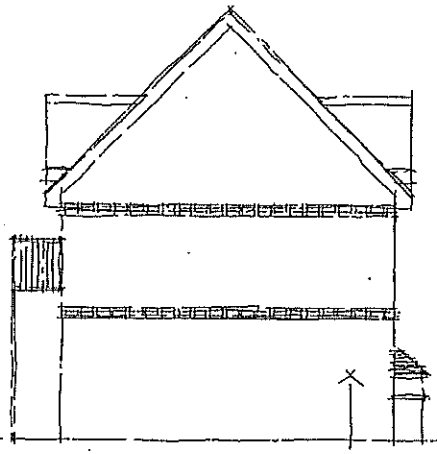
Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
EMAIL: [illegible]

686

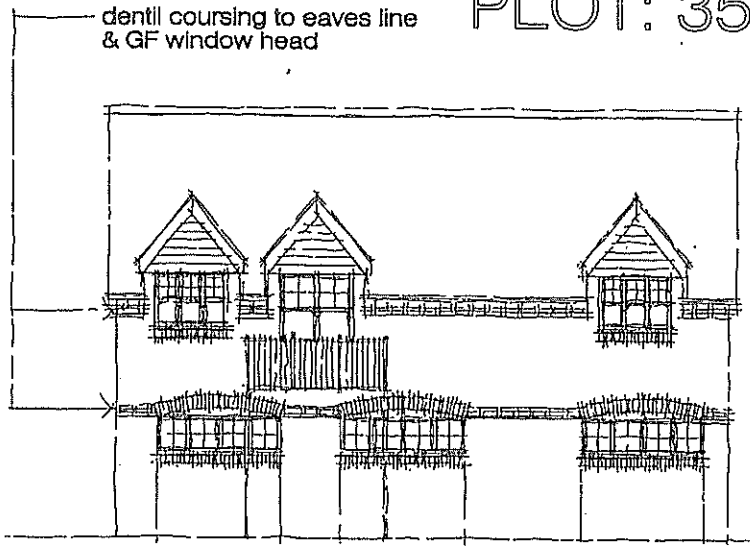
PLOT: 35



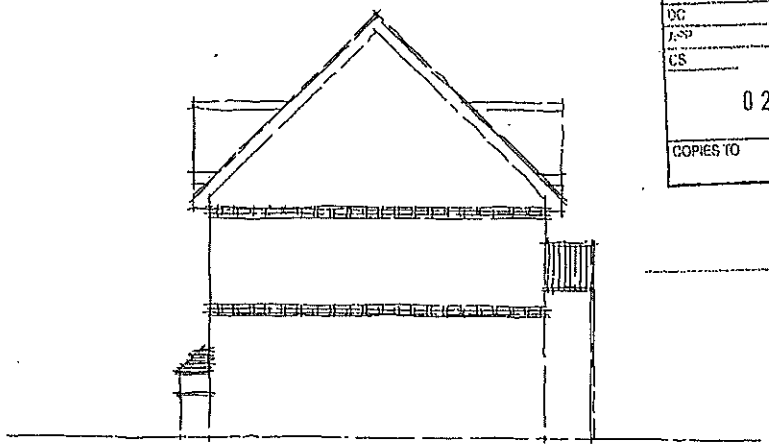
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

066

PLANNING SERVICES	HPT
DCL	
DC	
LSP	
CS	

02 JUL 2002

COPIES TO	ACK.
	FILE:

REVISED PLAN

16.040

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700508 Fax: 01932 700555

HOUSE TYPE: FOG 3

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.N: 59-907-044

REV: D

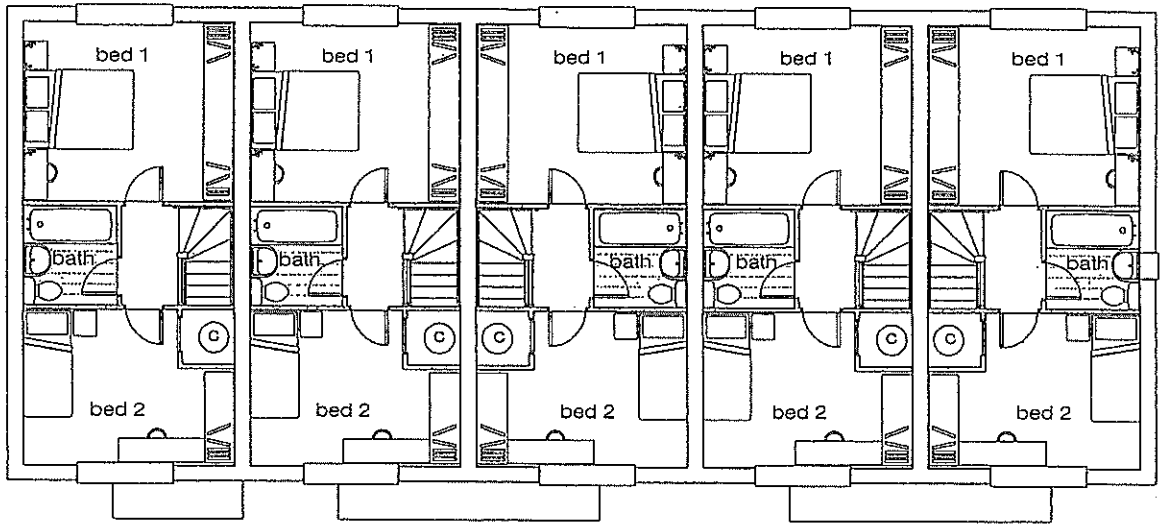
REV	DATE	DETAILS	DRAWN
D	24.06.02	WINDOWS AND DORMERS AMENDED	HAH
C	10.06.02	WINDOWS AND DORMERS AMENDED	LAC
B	07.05.02	FRENCH DOORS AND BALCONY ADDED.	HAH
A	22.03.02	PLANNERS COMMENTS ADDED.	HAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

THE BOAT HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE 01276 451010 FAX 01276 451100
EMAIL

PLOTS: 38 - 42



FIRST FLOOR

REVISED PLAN

6040

PLANNING SEC	
POL	TLS
CC	JAF
APP	
CC	
02 JUL 2002	
COPIES TO	

Crest NICHOLSON

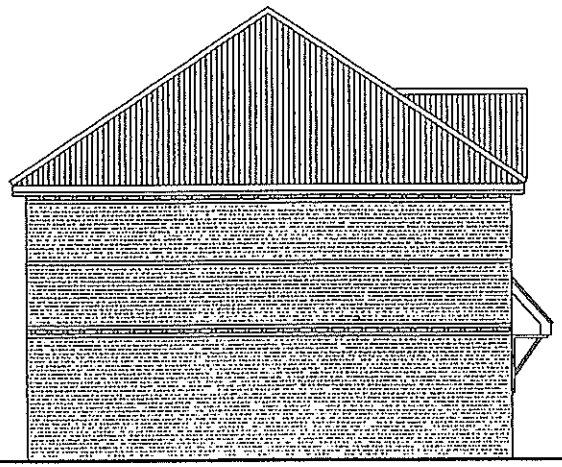
HOUSE TYPE	SHINFIELD
DRAWING TITLE:	FLOOR PLANS
DATE: Jan02	DWG.NO. 59-907-064
SCALE: 1:100	REV
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN

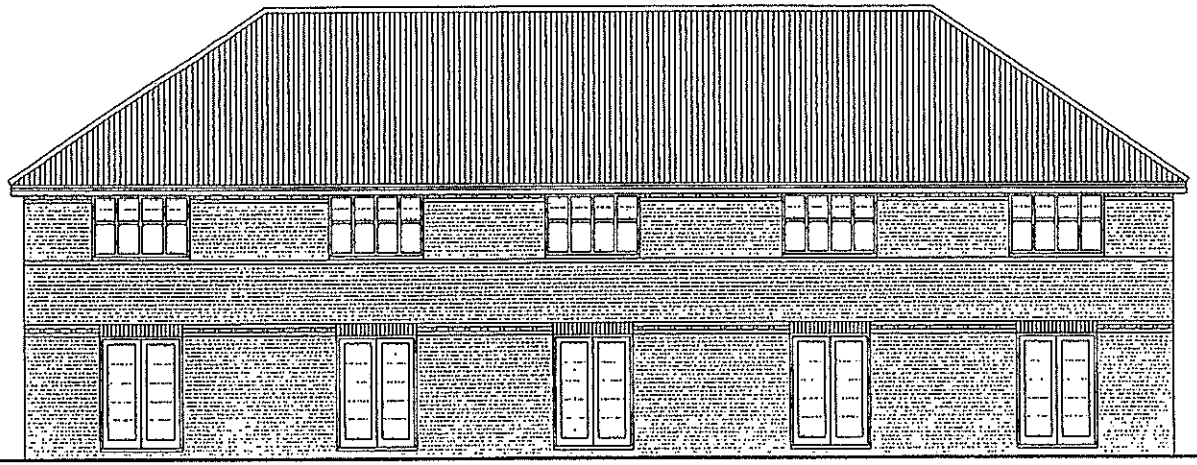
SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE: 01276 151919 FAX: 01276 [illegible]
EMAIL: [illegible]

PLOTS: 38 - 42



SIDE ELEVATION



REAR ELEVATION

PLANNING SERVICES
POL
DC
APP
CS
02 JUL 2002
COPIES TO

REVISED PLAN
6040

Crest NICHOLSON

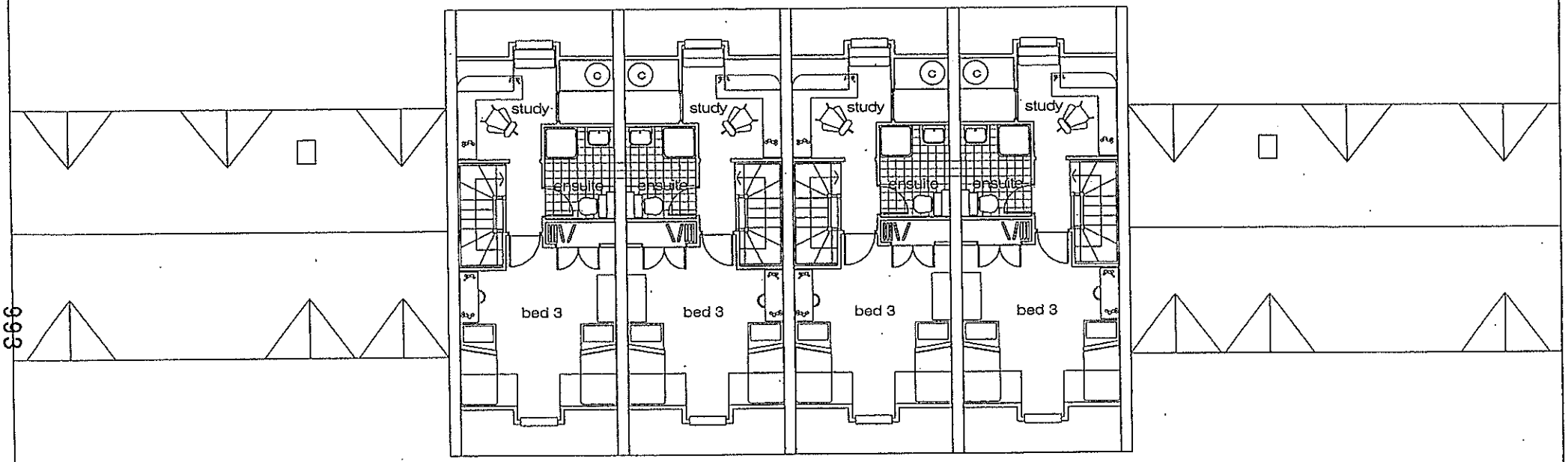
HOUSE TYPE	SHINFIELD
DRAWING TITLE:	ELEVATIONS
DATE: Jan02	DWG.NO. 59-. -062
SCALE: 1:100	REV A
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN
A	13.06.02	AMENDMENTS TO ROOF STYLE	LAC

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
E-MAIL: [illegible]

992



SECOND FLOOR

PLANNING SECT	
POL	
DC	ENF
APP	
C	
02 JUL 2002	
COPIES TO	FILE

REVISED PLAN

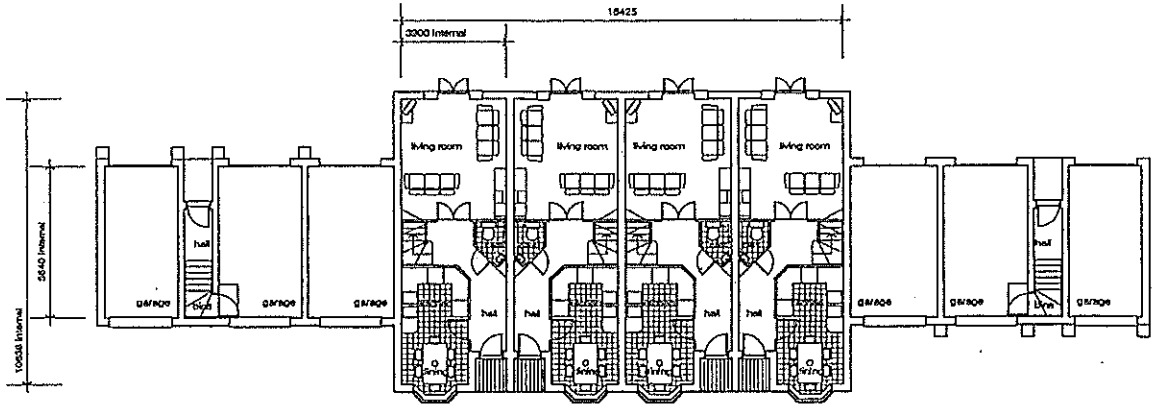
6040

Crest NICHOLSON

HOUSE TYPE	RUNFOLD				
DRAWING TITLE:	FLOOR PLAN				
DATE: Jan02 SCALE: 1:100 DRAWN: SCA	DWG.NO. 59-907-087	REV	REV	DATE	DETAILS	DRAWN

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, MINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
EMAIL: [illegible]



GROUND FLOOR

FIRST FLOOR

PLANNING SERVICES
POL
DC
APP
CS
02 JUL 2002
COPIES TO
ACK:
FILE:

REVISED PLAN.

6040

Crest NICHOLSON

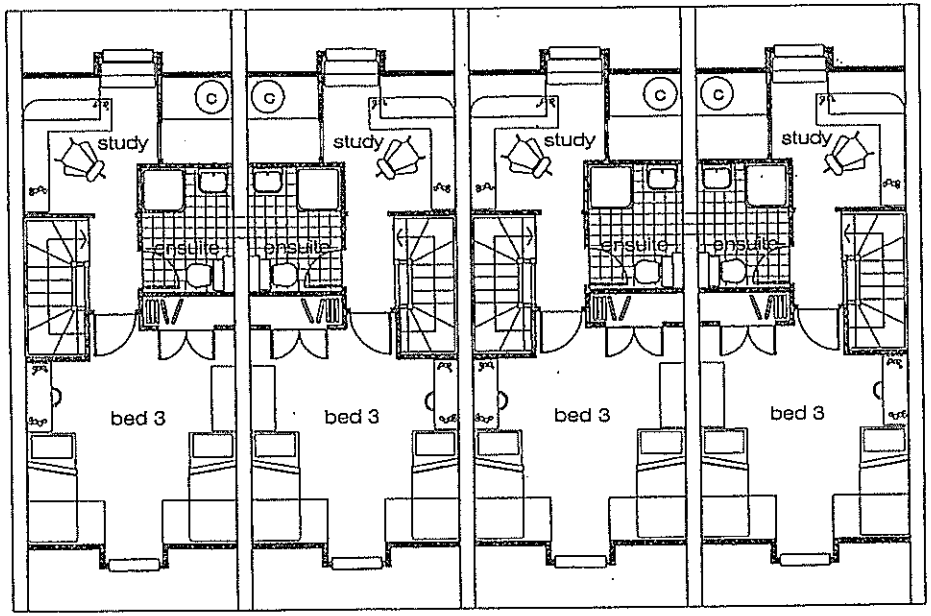
HOUSE TYPE	RUNFOLD
DRAWING TITLE:	FLOOR PLAN
DATE: Jan02	DWG.N 59-9.-076
SCALE: 1:200	REV B
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN
B	24.06.02	FOG PLAN ARRANGEMENT ALTERED.	MAH
A	07.05.02	STUDY DOOR REMOVED	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 [illegible] FAX: 01276 [illegible]
EMAIL: [illegible]

PLOTS: 13-16



SECOND FLOOR

REVISED PLAN
16.0 4 0

PLANNING SERVICES	HPT
POL	TL
DC	EN
APP	
CS	
02 JUL 2002	
COPIES TO	ACK:
	FILE:

Crest NICHOLSON

HOUSE TYPE: RUNFOLD

DRAWING TITLE: FLOOR PLANS

DATE: Mar02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-072

REV B

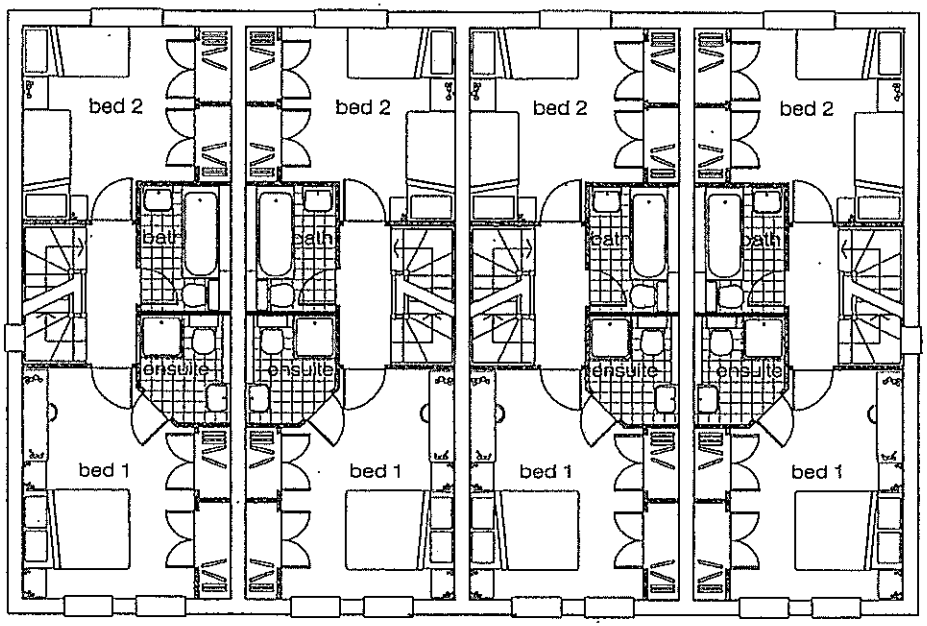
REV	DATE	DETAILS	DRAWN
B	24.06.02	PLOT Nos ALTERED	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 4AA.

995

PLOTS: 13-16



FIRST FLOOR

REVISED PLAN
6040

PLANNING SERVICES	
POL	
DC	EXT
APP	
CS	
02 JUL 2002	
COPIES TO	
	FILE:

Crest NICHOLSON

HOUSE TYPE	RUNFOLD		
DRAWING TITLE:	FLOOR PLANS		
DATE: Mar02 SCALE: 1:100 DRAWN: SCA	DWG.NO. 59-[illegible]-071	REV B	

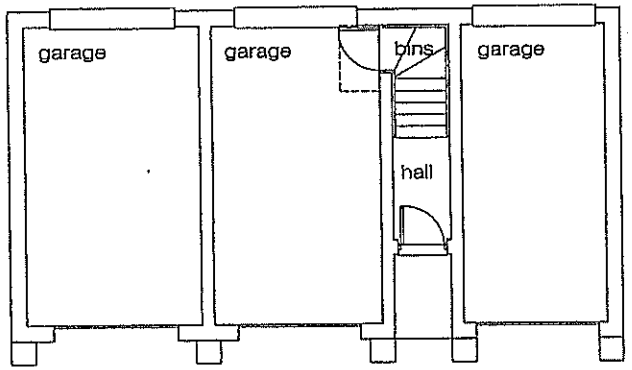
REV	DATE	DETAILS	DRAWN
B	24.05.02	PLOT Nos ALTERED	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

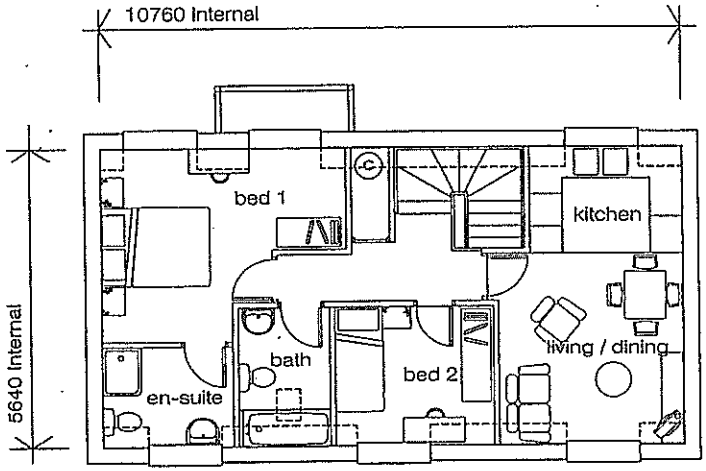
Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINGLESHAM, SURREY GU20 6AA.
TELEPHONE: [illegible] FAX: [illegible]
E-MAIL: [illegible]

966

PLOT: 30



GROUND FLOOR



FIRST FLOOR

REVISED PLAN

6040

PLANNING SERVICES	HPT
PCL	TLS
DC	
ASP	
GS	

02 JUL 2002

COPIES TO | FILE:

Crest NICHOLSON

HOUSE TYPE: FOG 3

DRAWING TITLE: FLOOR PLANS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-041

REV B

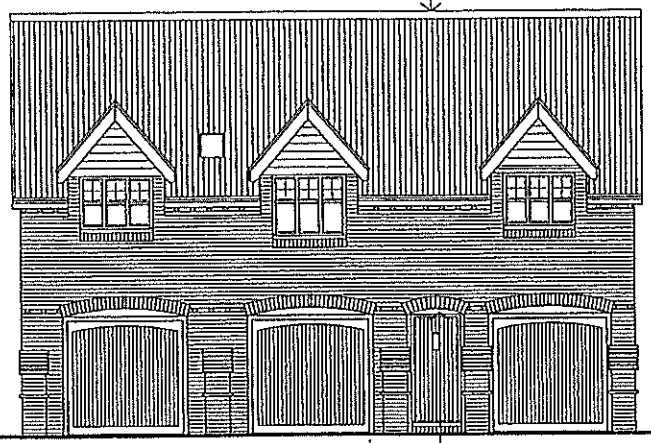
REV	DATE	DETAILS	DRAWN
B	24.05.02	WINDOWS AMENDED	MAH
A	18.05.02	WINDOWS AMENDED	LAC

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

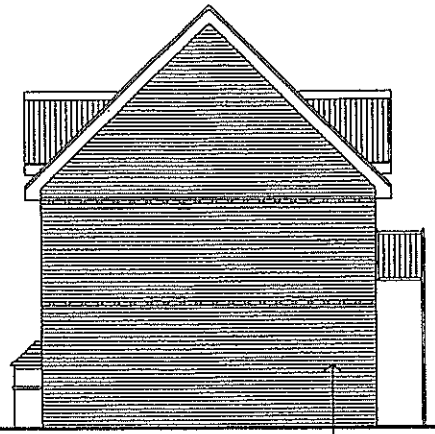
Simon Gaper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE 01276 [illegible] FAX 01276 [illegible]
EMAIL [illegible]

997

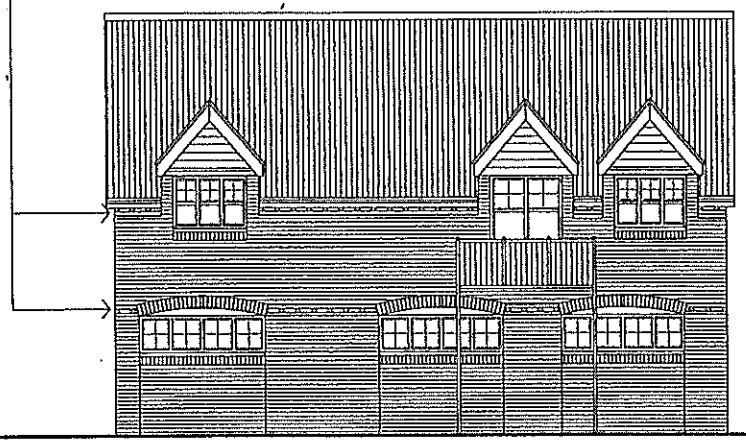
PLOT: 30



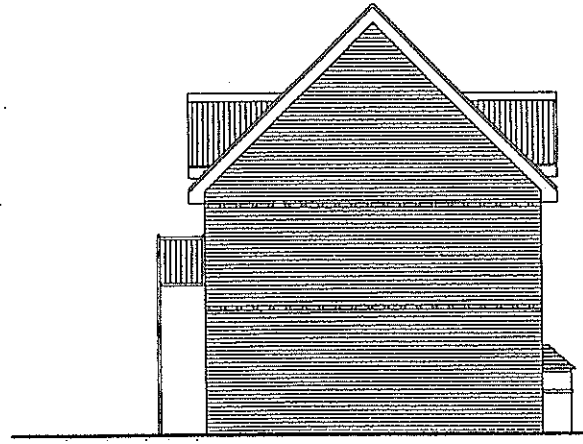
REAR ELEVATION



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

REVISED PLAN

6040 4

PLANNING SERVICES	HPT
POL	
DC	

02 JUL 2002

COPIES TO

FILE:

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE FOG 3

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.: 59- -040

REV D

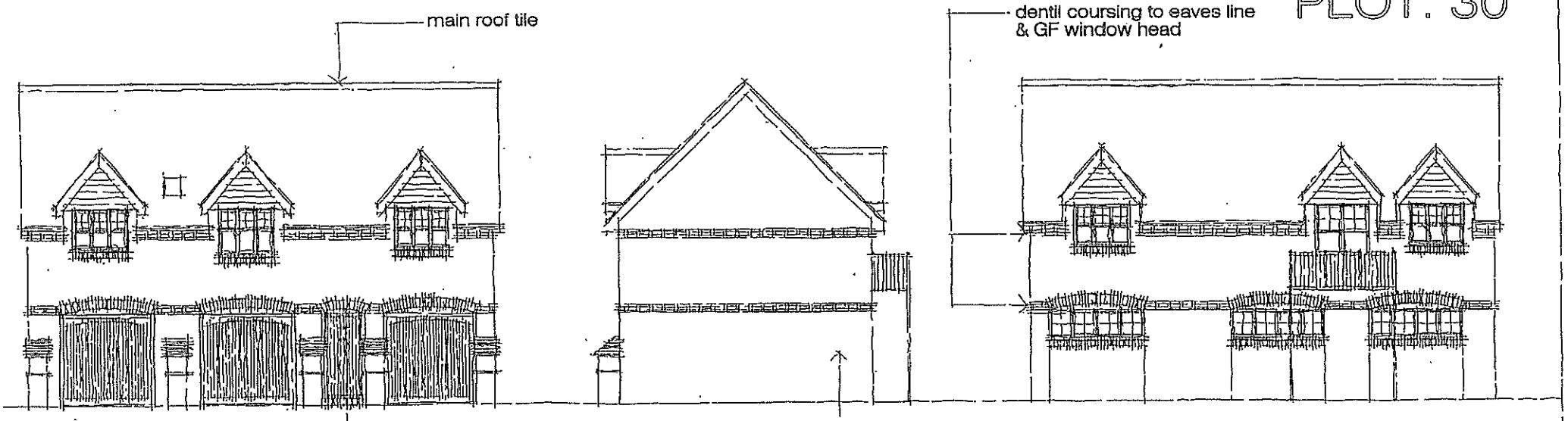
REV	DATE	DETAILS	DRAWN
D	24.06.02	WINDOWS AND DORMERS AMENDED	MAH
C	18.08.02	WINDOWS AND DORMERS AMENDED	LAC
B	07.05.02	FRENCH DOORS AND BALCONY ADDED.	MAH
A	22.03.02	PLANNERS COMMENTS ADDED.	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA.
TELEPHONE: [illegible] FAX: [illegible]
E-MAIL: [illegible]

998

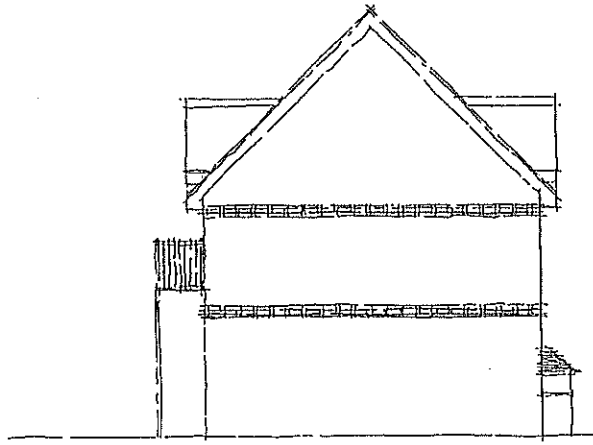
PLOT: 30



REAR ELEVATION

SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION

REVISED PLAN

6040

PL.	MPT
	02 JUL 2002
	FILE:

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE: FOG 3

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-040

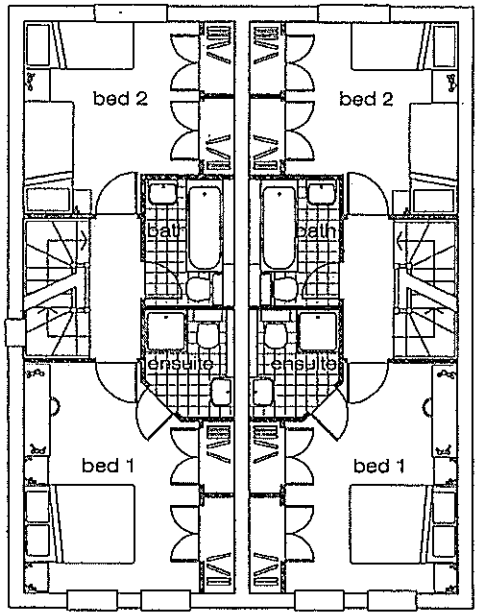
REV D

REV	DATE	DETAILS	DRAWN
D	24.06.02	WINDOWS AND DORMERS AMENDED	MAH
C	18.06.02	WINDOWS AND DORMERS AMENDED	LAC
B	07.05.02	FRENCH DOORS AND BALCONY ADDED.	MAH
A	22.03.02	PLANNERS COMMENTS ADDED.	MAH

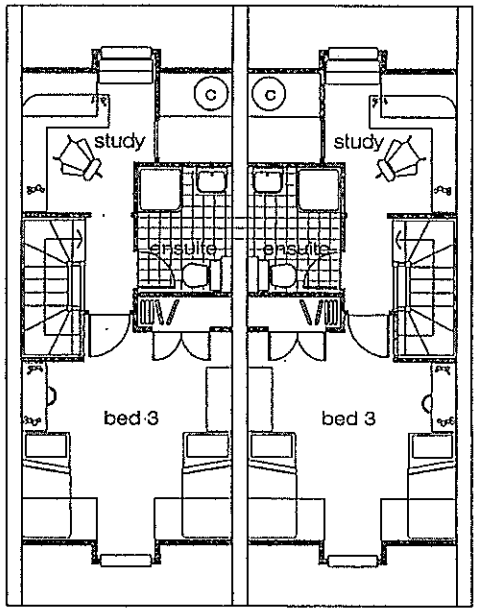
SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: [illegible] FAX: [illegible]
EMAIL: [illegible]

PLOTS: 6 & 12, 17 & 18



FIRST FLOOR



SECOND FLOOR

PLANNING SERVICES	HPT
POL	
BC	
APP	
CS	
02 JUL 2002	
COPIES TO	

REVISED PLAN

6040

1000

Crest NICHOLSON

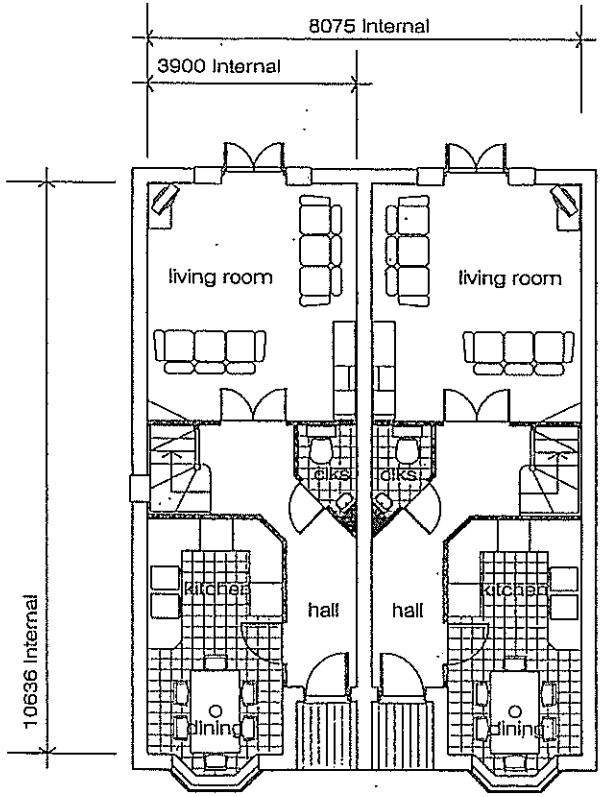
HOUSE TYPE	RUNFOLD
DRAWING TITLE:	FLOOR PLANS
DATE: Mar02	DWG.NO. 59-9 086
SCALE: 1:100	REV
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

PLOTS: 6 & 12, 17 & 18



GROUND FLOOR

REVISED PLAN

16.040

PLANNING SERVICES
POL
DC
APP
CS
02 JUL 2002
COPIES TO
FILE:

1001

Crest NICHOLSON

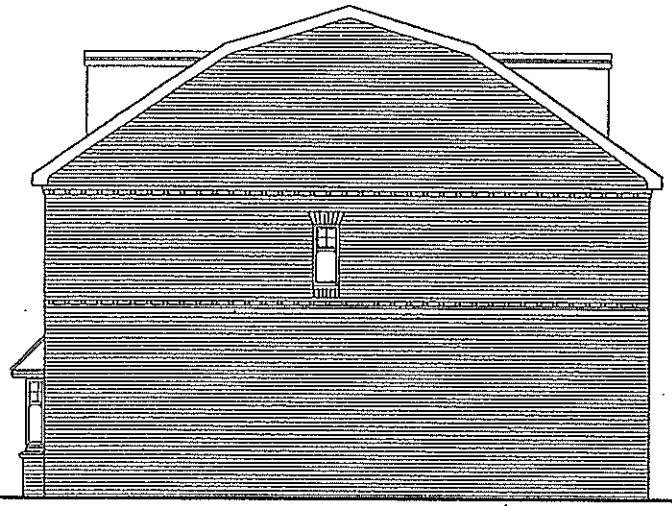
HOUSE TYPE	RUNFOLD		
DRAWING TITLE:	FLOOR PLANS		
DATE: Mar02	DWG.NO. 59-907-085	REV	
SCALE: 1:100			
DRAWN: SCA			

REV	DATE	DETAILS	DRAWN

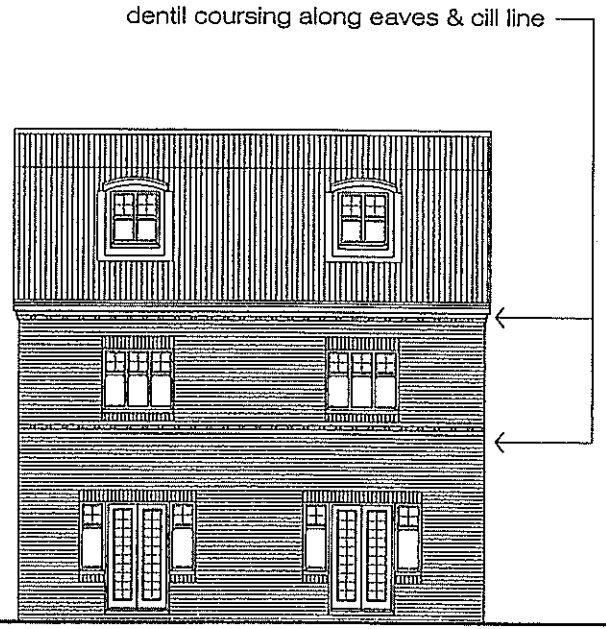
SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

PLOTS: 6 & 12, 17 & 18



SIDE ELEVATION



REAR ELEVATION

PLANNING SERVICES
POL
DC
APP
CS
02 JUL 2002
COPIES TO

REVISED PLAN.
6040

Crest NICHOLSON

HOUSE TYPE	RUNFOLD		
DRAWING TITLE:	ELEVATIONS		
DATE: Mar02 SCALE: 1:100 DRAWN: SCA	DWG.NO. 59-[illegible]-084	REV	

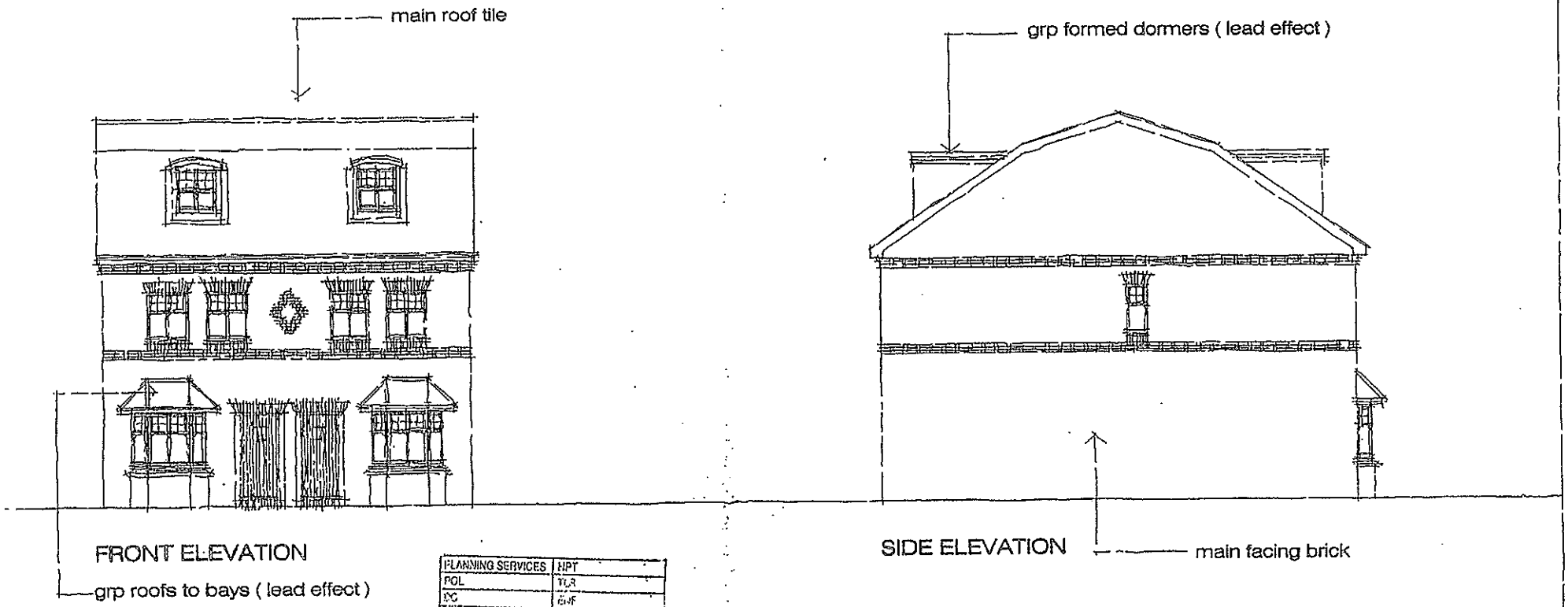
REV	DATE	DETAILS	DRAWN

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 481818 FAX: 01276 481584
EMAIL: [illegible]

1002

PLOTS: 6 & 12, 17 & 18



REVISED PLAN

6040

PLANNING SERVICES	HPT
POL	TCR
DC	ENF
02 JUL 2002	
COPIE	FILE:

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 11 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE: RUNFOLD

DRAWING TITLE: ELEVATIONS

DATE: Mar02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-083

REV

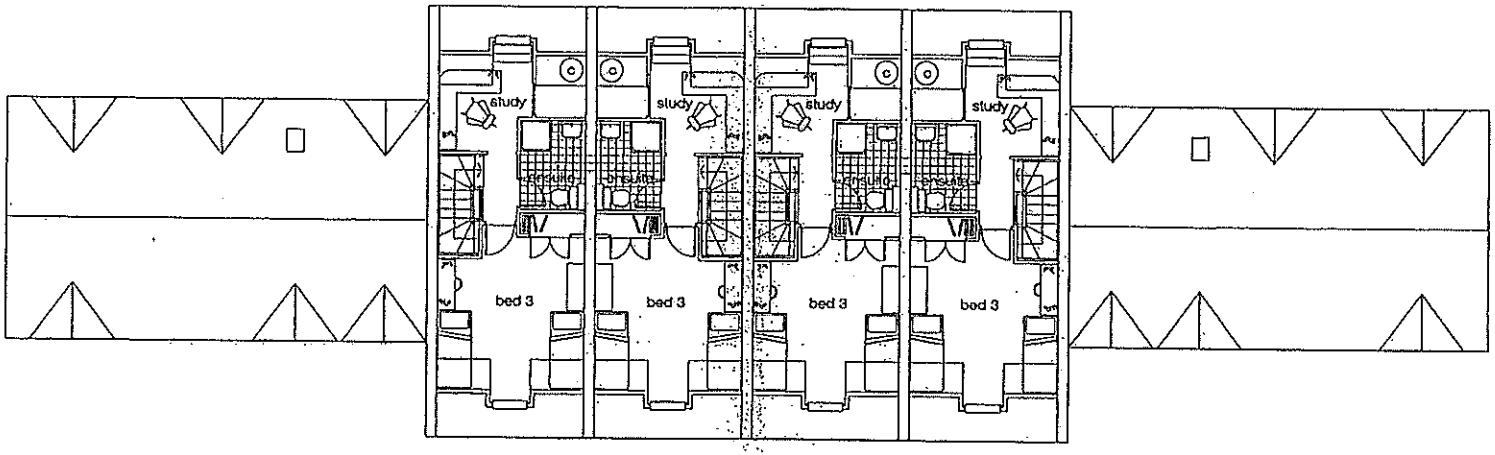
REV	DATE	DETAILS	DRAWN

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 451510 FAX: 01276 451194
EMAIL: [illegible]

1003

1004



SECOND FLOOR

02 JUL 2002

REVISED PLAN.

6040

Crest NICHOLSON

HOUSE TYPE: RUNFOLD

DRAWING TITLE: FLOOR PLANS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

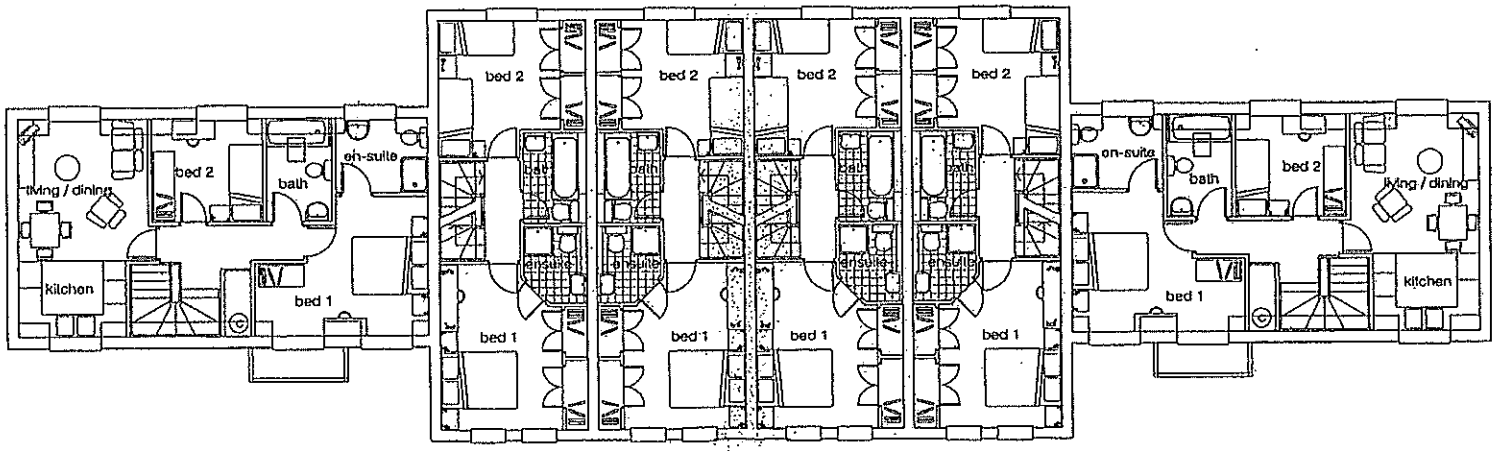
DWG.NO. 59-907-081

REV. A

SITE:
HOLLOW[illegible]NE
SHINFIEL
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

1005



FIRST FLOOR

02 JUL 2002
COPIES TO
FILE:

REVISED PLAN.
6040 A.

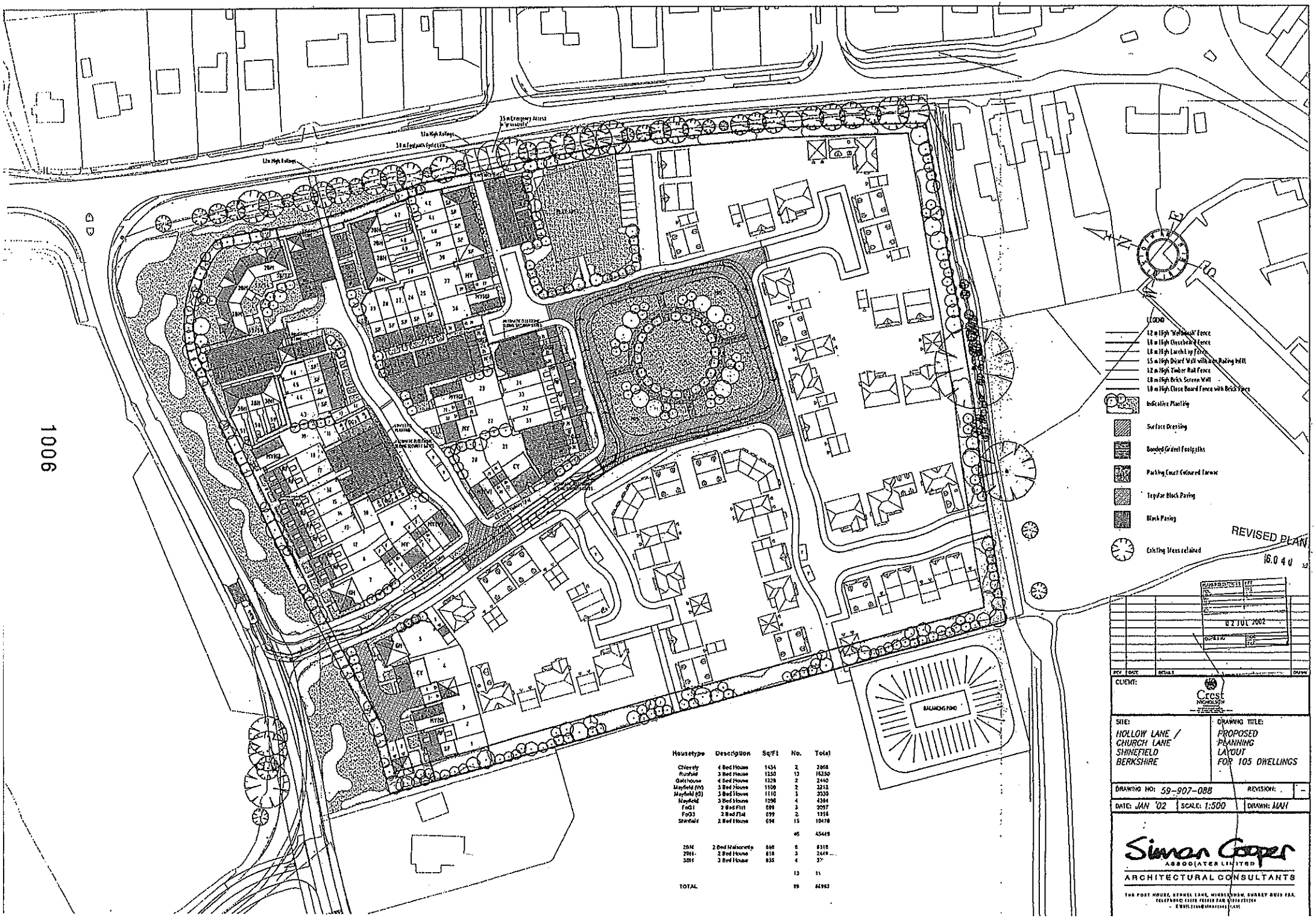
Crest NICHOLSON

HOUSE TYPE	RUNFOLD
DRAWING TITLE:	FLOOR PLAN
DATE: Jan02	DWG.NO. 59-907-080
SCALE: 1:100	REV A
DRAWN: SCA	

REV	DATE	DETAILS	DRAWN
A	24.08.02	FOG PLANS ALTERED.	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS



Housetype	Description	Sq/Ft	No.	Total
Chiverly	4 Bed House	1434	2	2868
Runfield	3 Bed House	1250	13	16250
Gatehouse	4 Bed House	1220	2	2440
Mayfield (H)	3 Bed House	1100	2	2212
Mayfield (D)	3 Bed House	1110	3	3330
Mayfield	3 Bed House	1096	4	4384
FoG1	2 Bed Flat	698	3	2097
FoG3	2 Bed Flat	699	2	1398
Shinefield	2 Bed House	694	15	10478
			46	45449
2bH	2 Bed Maisonette	668	6	6318
2bH-	2 Bed House	618	3	2448
3bH	3 Bed House	835	4	37
			13	11
TOTAL			99	84963

CLIENT: Crest Nicholson

SITE: HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE

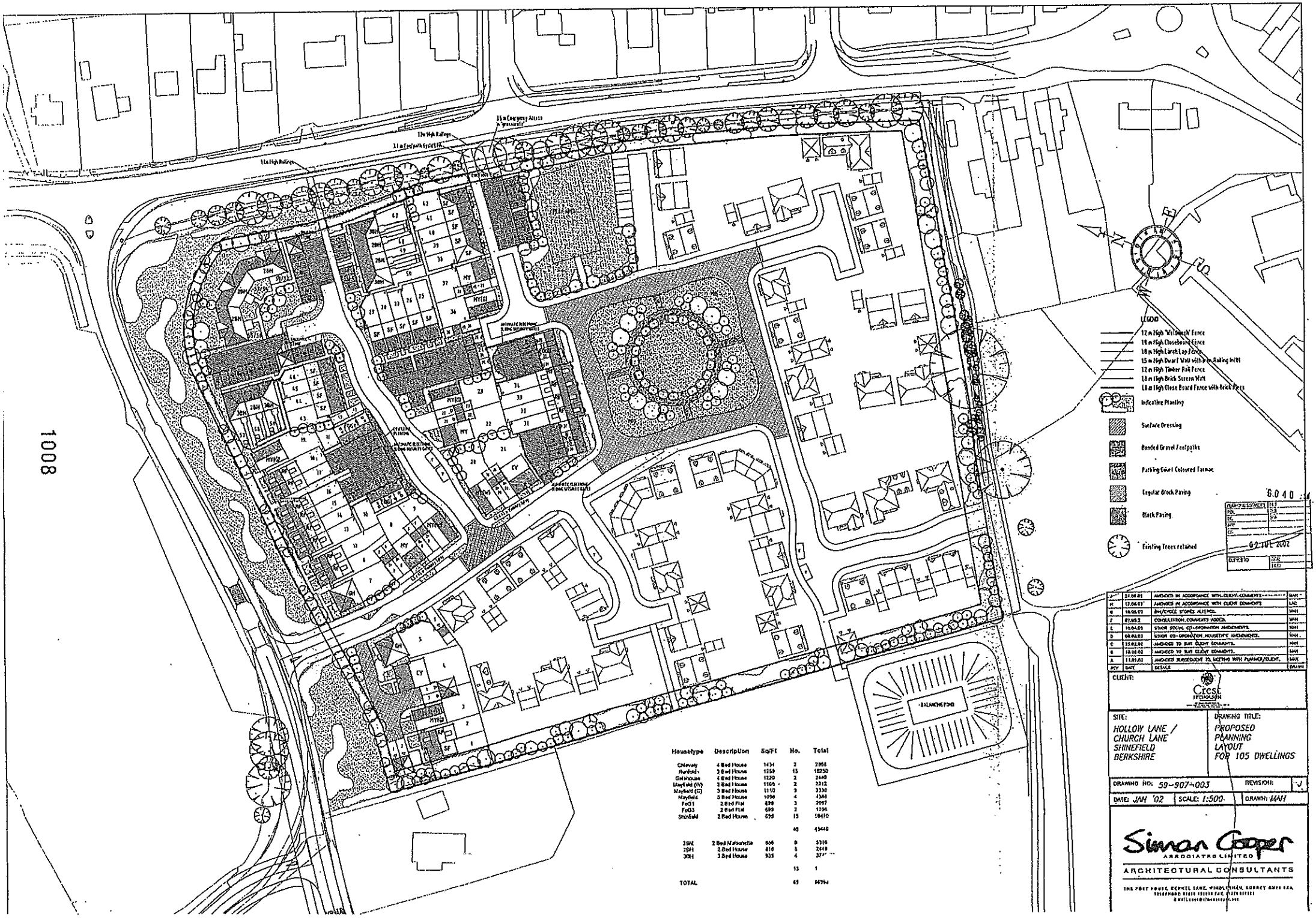
DRAWING TITLE: PROPOSED PLANNING LAYOUT FOR 105 DWELLINGS

DRAWING NO: 59-907-088 | REVISION: - | DATE: JAN '02 | SCALE: 1:500 | DRAWN: MAH

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, STENNELL LANE, WINDLESHAM, SURREY GU20 6AR.

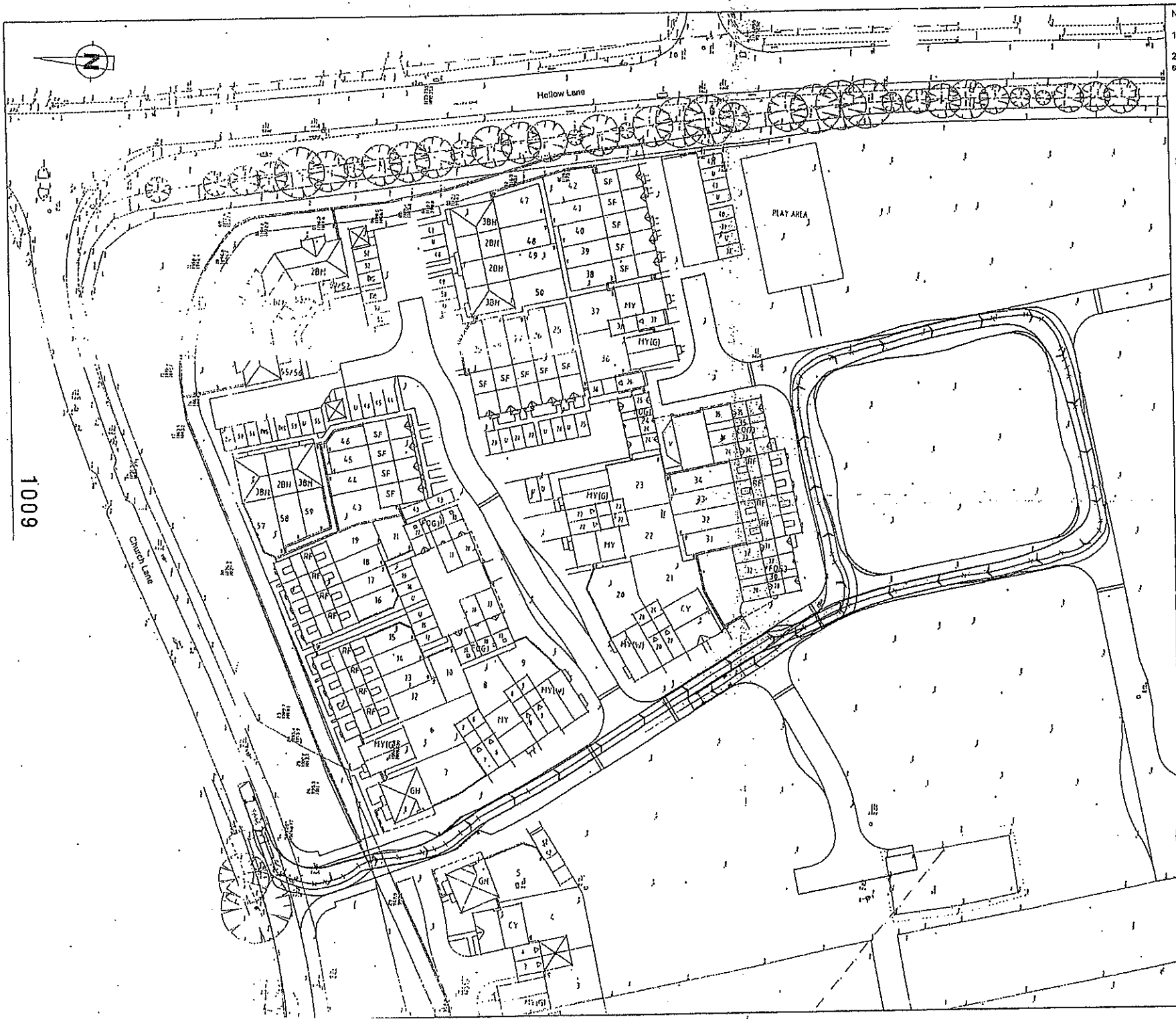

Plots 7-9 & 20-21
Gatehouse
Mayfield
Mayfield (W)
Mayfield (W)
Chievely
Plots 6-7 & 12-19
Mayfield (G)
Runfold
Runfold
Runfold
Gatehouse
Plots 1-5
Gatehouse
Chievely
Mayfield (G)
Runfold
Shinfield
REVISED PLAN
6040 -d
02 JUL 2002
CLIENT:
Crest
SITE:
HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE
DRAWING TITLE:
STREET SCENES SHEET 1 of 3
DRAWING NO: 59-907-005
REVISION: C
DATE: FEB '02
SCALE: 1:100
DRAWN: SCA
Simon Cooper

1007



Housetype	Description	Sq/Ft	No.	Total
Chievely	4 Bed House	1434	2	2868
Runfold	3 Bed House	1250	13	16250
Gatehouse	4 Bed House	1220	2	2440
Mayfield (W)	3 Bed House	1106	2	2212
Mayfield (G)	3 Bed House	1110	3	3330
Mayfield	3 Bed House	1096	4	4384
FoG1	2 Bed Flat	699	3	2097
FoG3	2 Bed Flat	699	2	1398
Shinfield	2 Bed House	698	15	10470
			48	45448
28H	2 Bed Maisonette	666	8	5316
29H	2 Bed House	810	3	2448
30H	3 Bed House	935	4	37[illegible]
			13	1
TOTAL			61	[illegible]

1008



Notes:

1. Do not scale from this drawing

2. Amendments are shown on drawing to achieve swept path of vehicle, these are:

a. inside radii of landscaped square increased to 7.5mR

b. road narrowing at site entrance increased to 4.2m

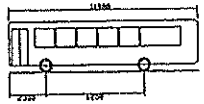
REVISED PLAN.

6040

Key:

——— Amended kerblines

Vehicle Details:



Single Deck Bus	
Overall Length	11900.0mm
Overall Width	2440.0mm
Track Width	2322.0mm
Lock to Lock Time	6.000sec
Kerb to Kerb Turning Radius	10368.0mm

02 JUL 2002

COPIES TO

REV	DESCRIPTION	DRAWN
DATE		AUTHORISED

AMENDMENTS

ISSUE PURPOSE

FOR APPROVAL

This drawing is issued solely for the purpose indicated by the original stamp in this box. No stamp – informative only.

RPS Planning, Transport and Environment

HIGHWAYS & INFRASTRUCTURE

Tel: 01635 279000 - Fax: 01635 279050 - DX 30840 Newbury
3 London Road - Newbury - Berkshire RG14 1JL
Email: rpsne@rpsplc.co.uk - Website: www.rpsplc.co.uk

PROJECT

Hollow Lane, Shinfield

DRAWING TITLE

Swept Path of a Single Deck Bus

CLIENT

Crest Nicholson (South) Ltd.

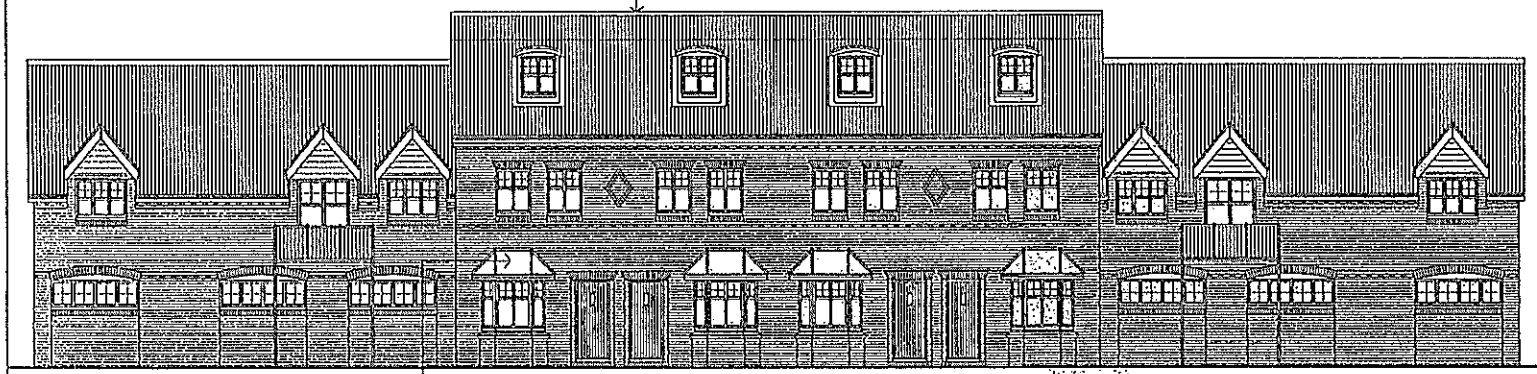
SCALE	ORIGINAL PAPER SIZE	DATE
1:500	A2	June'02

DRAWN BY	AUTHORISED BY	FILE REF
DJG	[signature]	\Bus-Track

DRAWING NUMBER	REVISION
JNY4268/08	–

1009

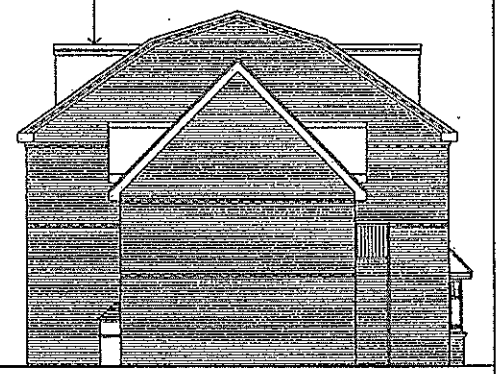
PLOTS: 30 - 35



FOG 3

FRONT ELEVATION

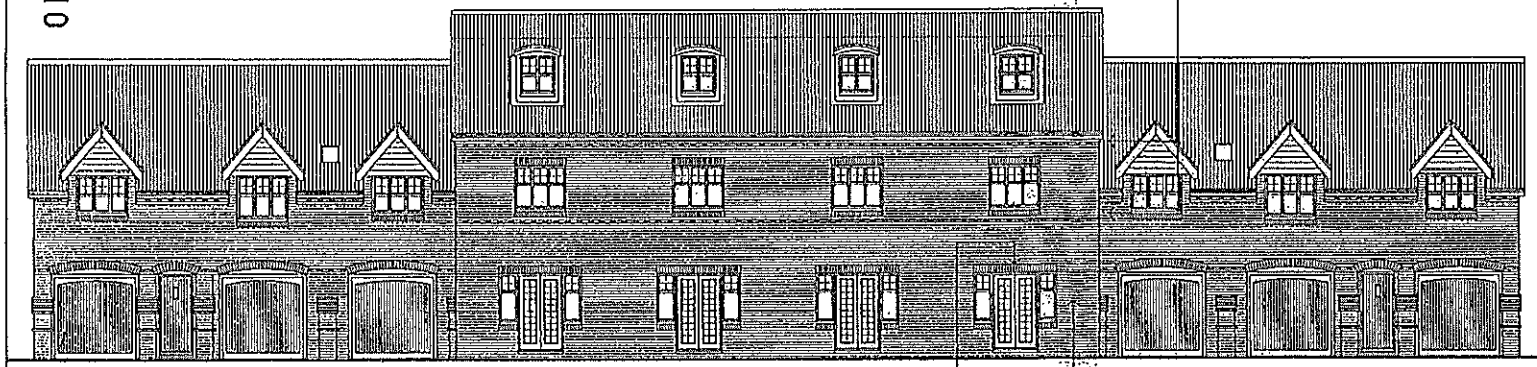
grp roofs to bays (lead effect)



FOG 3

SIDE ELEVATION (illustrating gable of adjoining unit)

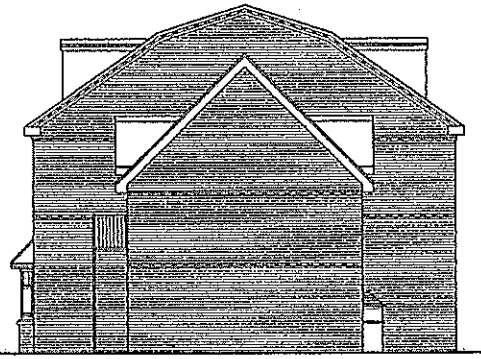
1010



FOG 3

REAR ELEVATION

FOG 3
main facing brick
brick heads & cills



SIDE ELEVATION

REVISED PLAN

6040

02 JUL 2002

HOUSE TYPE RUNFOLD

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-0[illegible]

REV B

REV	DATE	DETAILS	DRAWN
B	24.06.02	FOG ELEVATIONS ALTERED.	MAH
A	07.05.02	ROOF PROFILE ALTERED, BALCONIES ADDED.	MAH

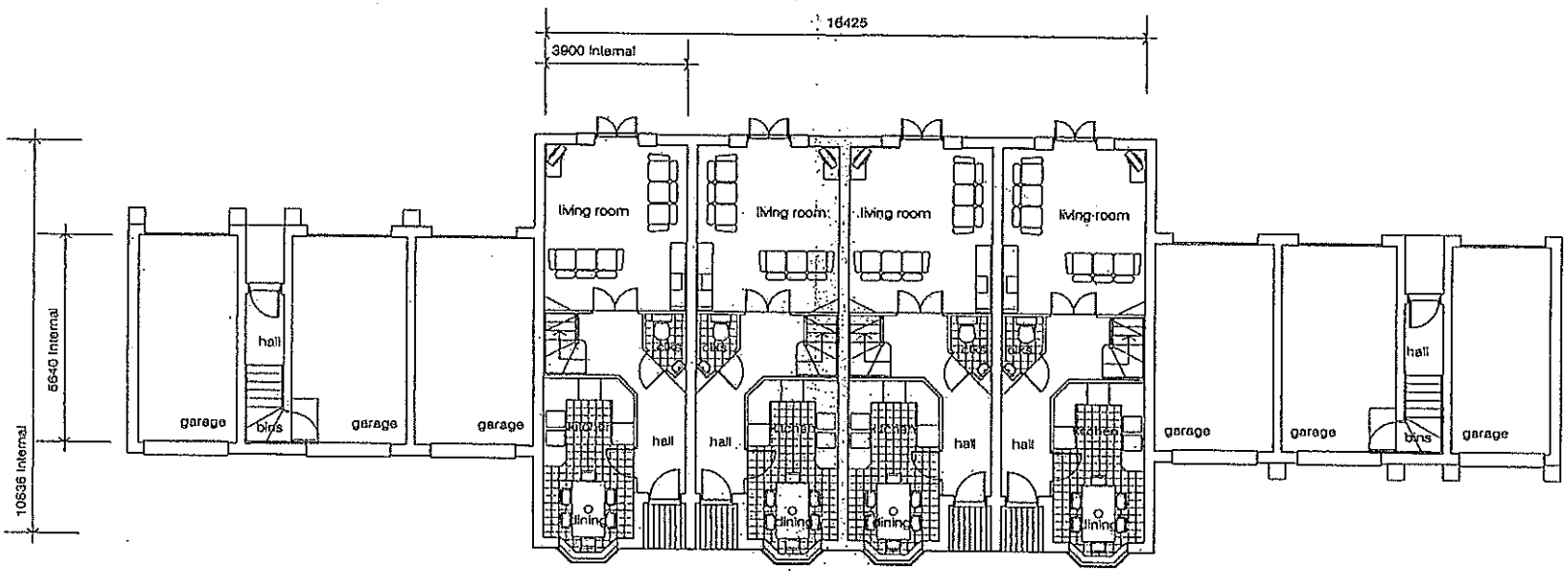
SITE:

HOLLOW LANE
SHINFIELD
PHASE 1

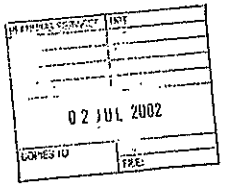
Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE 01276 451919 FAX 01276 451104
EMAIL: sca@simoncooper.net

PLOTS: 30 - 35

1011



GROUND FLOOR



REVISED PLAN.

6040

Crest NICHOLSON

HOUSE TYPE: RUNFOLD

DRAWING TITLE: FLOOR PLANS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-079

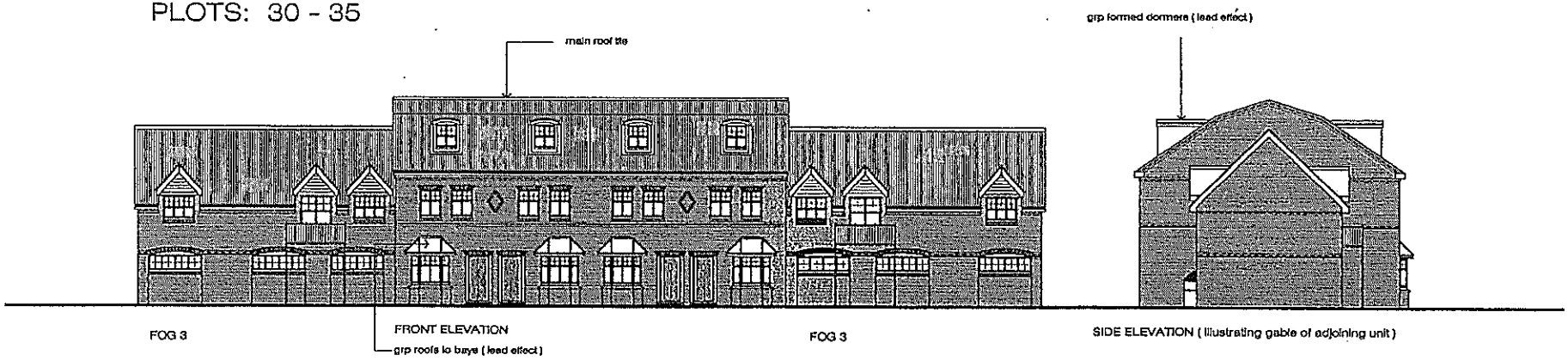
REV B

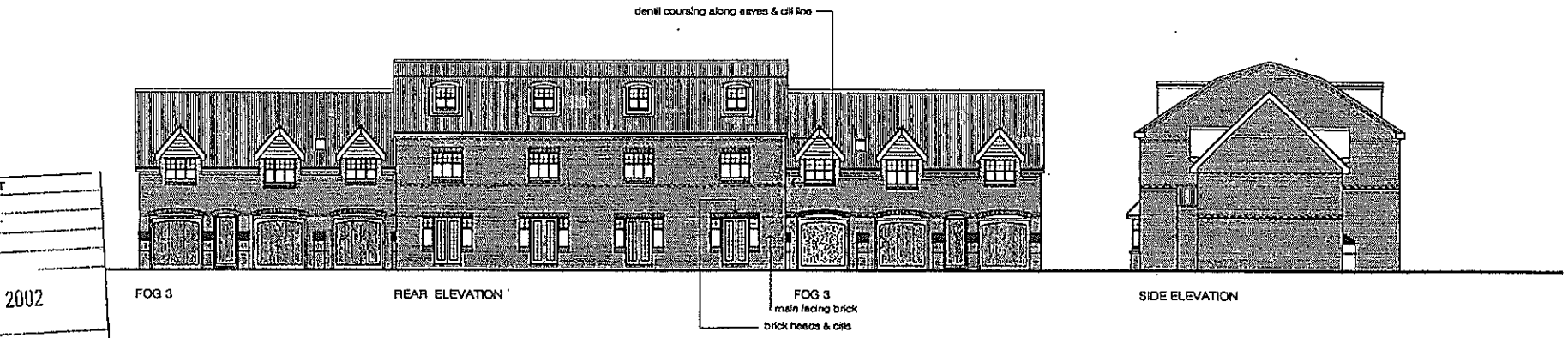
REV	DATE	DETAILS	DRAWN
B	14.06.02	FOC PLANS ALTERED	MAK
A	07.05.02	STUDY DOOR ROMOVED	MAK

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

PLOTS: 30 - 35





1012

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
02 JUL 2002	
COPIES TO	ACK
	FILE.

6040

REVISED PLAN.

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE RUNFOLD

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:200
DRAWN: SCA

DWG.No. 59- -042

REV B

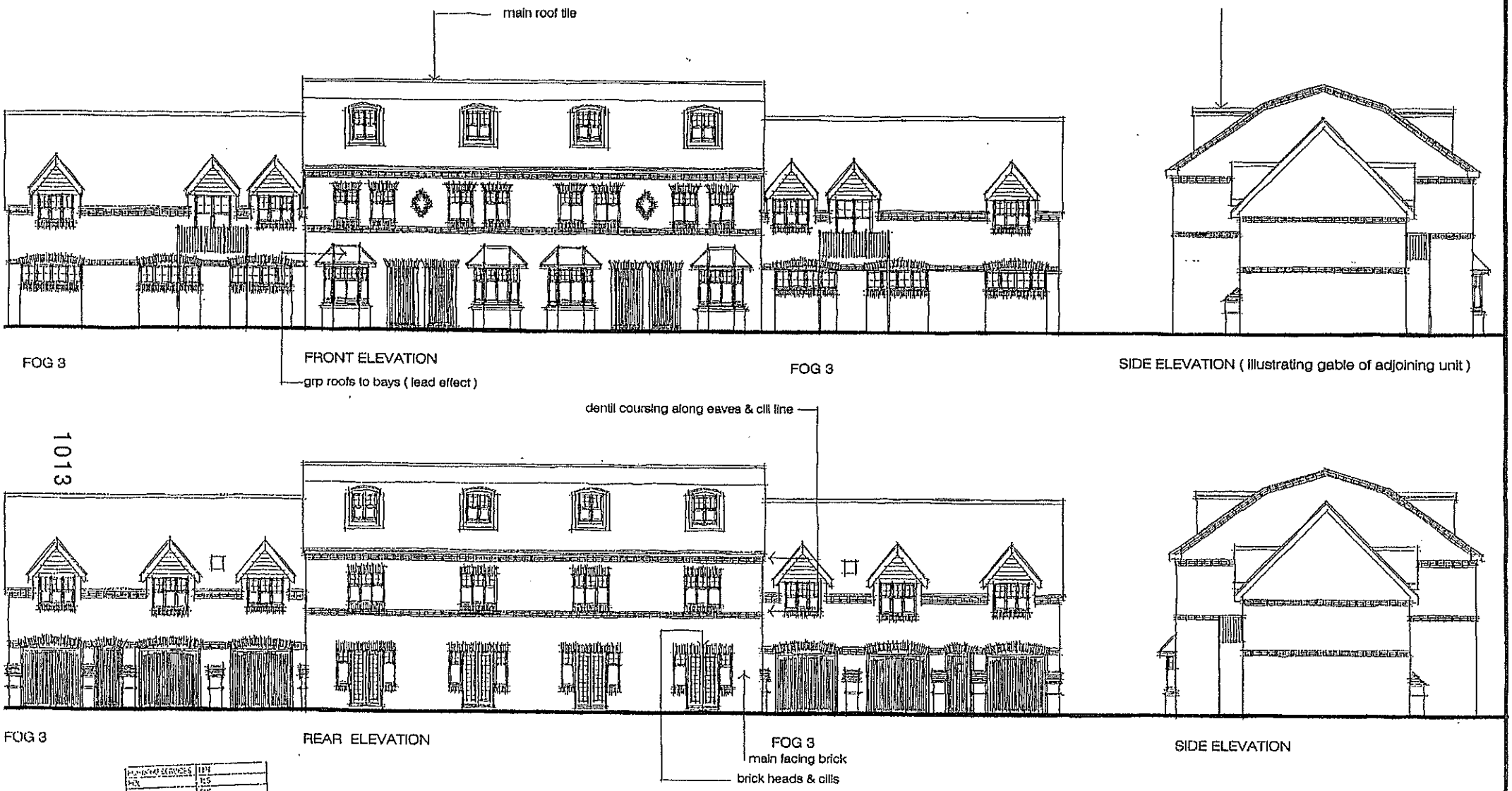
REV	DATE	DETAILS	DRAWN
B	24.06.02	FOG ELEVATIONS ALTERED.	MAH
A	07.05.02	ROOF PROFILE ALTERED, BALCONIES ADDED.	MAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA

PLOTS: 30 - 35

Revised plans.



1013

HOUSING SERVICES	
HOUSING	
EC	
APP	
CS	
03 JUL 2002	
NOTES TO	ACK:
	FILE:

Crest NICHOLSON

Crest Nicholson Residential (South) Ltd.
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JL
Tel: 01932 700500 Fax: 01932 700555

HOUSE TYPE: RUNFOLD

DRAWING TITLE: ELEVATIONS

DATE: Jan02
SCALE: 1:100
DRAWN: SCA

DWG.NO. 59-907-078

REV B

REV	DATE	DETAILS	DRAWN
B	24.06.02	FOG ELEVATIONS ALTERED.	HAH
A	07.05.02	ROOF PROFILE ALTERED, BALCONIES ADDED	HAH

SITE:
HOLLOW LANE
SHINFIELD
PHASE 1

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS

THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE [illegible]
EMAIL: [illegible]

Revised Plans



1014

03 JUL 2002

C	[illegible]	PLANNERS CONSULTATION COMMENTS INCORPORATED	[illegible]
B	[illegible]	MINOR AMENDMENT TO ROOF STYLE	[illegible]
A	[illegible]	PLANNERS CONSULTATION COMMENTS INCORPORATED	[illegible]
REV	DATE		

CLIENT: Crest NICHOLSON

SITE: HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE

DRAWING TITLE: STREET SCENES SHEET 1 of 3

DRAWING NO: 59-907-005 REVISION: C

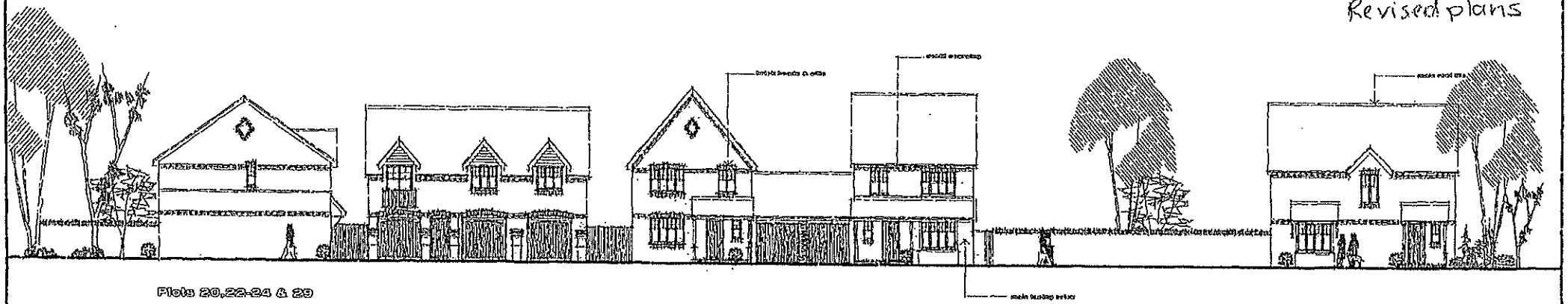
DATE: FEB '02 SCALE: 1:100 DRAWN: SCA

Simon Cooper ASSOCIATES LIMITED

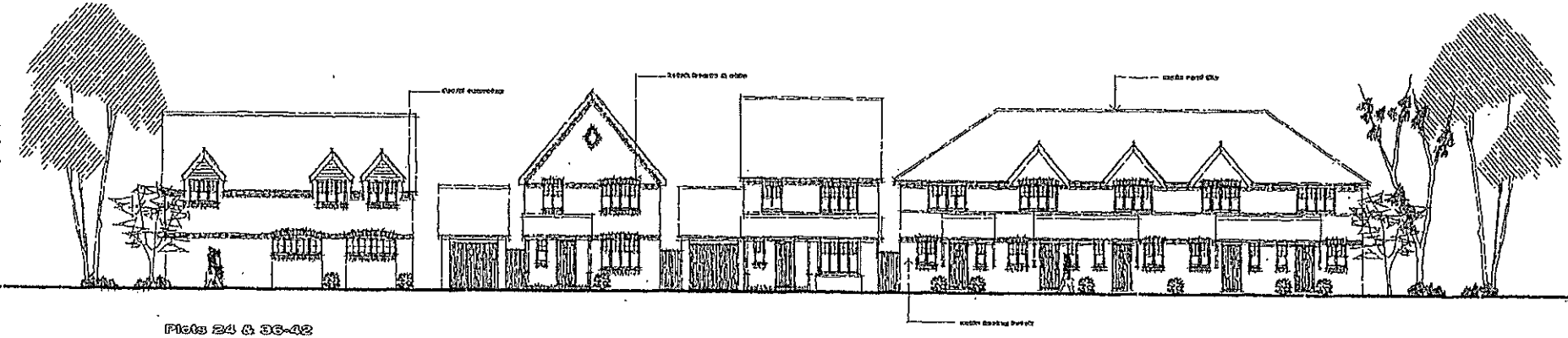
ARCHITECTURAL CONSULTANTS

THE POST HOUSE, KENNEL LANE, WINDSOR, BERKS SL4 [illegible]

Revised plans

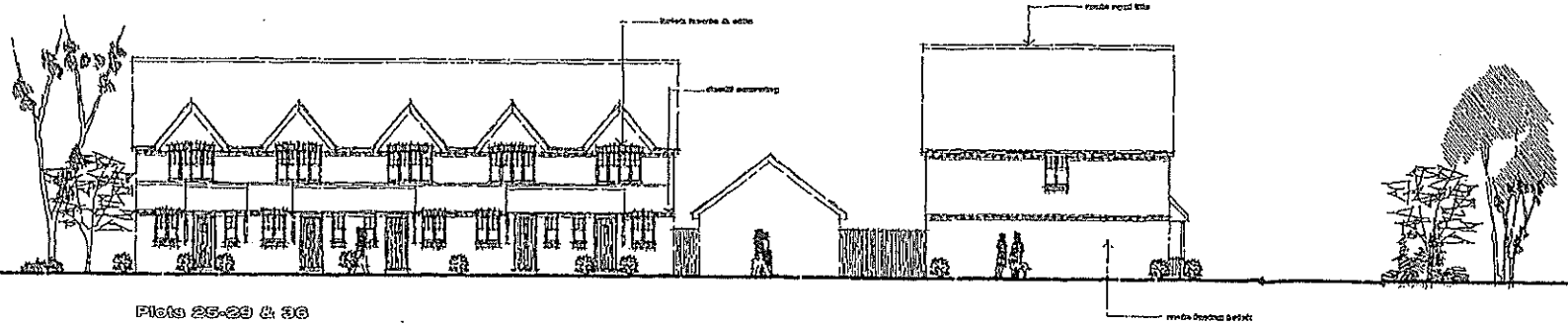


Plots 20,22-24 & 29
Shinfield (exposed gable) Fog 1 Mayfield (G) Mayfield (G) Mayfield (W)



Plots 24 & 36-42
Fog 1 Mayfield (G) Mayfield Shinfield

1015



Plots 25-29 & 36
Shinfield Mayfield (G) side

03 JUL 2002

D	21.06.02	PLANNING CONSULTATION COMMENTS INCORPORATED	AM
A	07.05.02	PLANNING CONSULTATION COMMENTS INCORPORATED	LAC

CLIENT: Crest NICHOLSON

SITE: HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE

DRAWING FIELD: STREET SCENES SHEET 2 of 3

DRAWING NO: 59-907-006 REVISION: D

DATE: FEB '02 SCALE: 1:100 DRAWN: SCA

Simon Cooper ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
THE POST HOUSE, KENNEL LANE, PINKNEY, SURREY GU8 4LA

Revised Plans

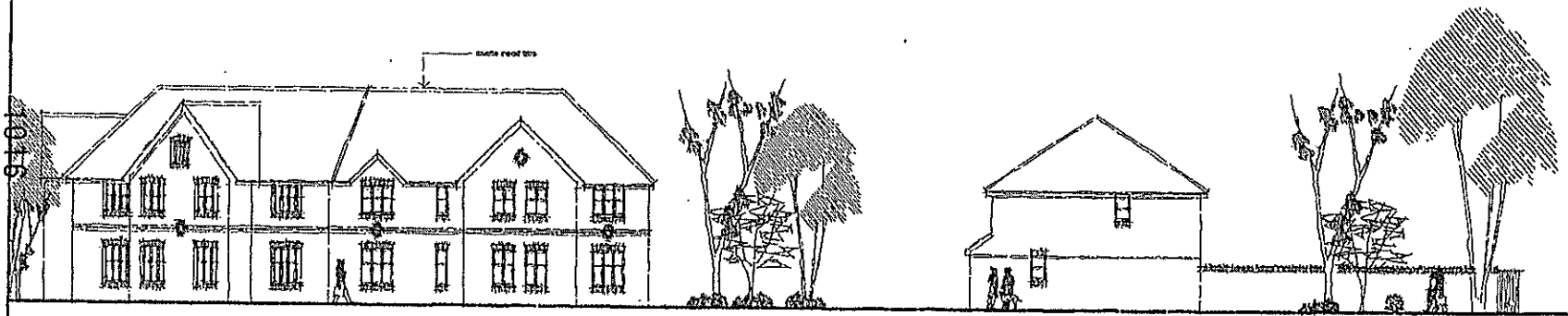


Plots 30-35

Fog 3

Runfold

Fog 3



Plots 51-56, 57 & 16-19

2 Bed Apartments

3BH (Gable)

3	[illegible]	PLANNERS CONSULTATION COMMENTS INCORPORATED	[illegible]
A	[illegible]	PLANNERS CONSULTATION COMMENTS INCORPORATED	[illegible]
REV	DATE		

CLIENT: Crest NICHOLSON

SITE: HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE

DRAWING TITLE: STREET SCENES SHEET 3 of 3

DRAWING NO 59-907-007 REVISION B

DATE: FEB '02 SCALE: 1:100 DRAWN: SCA

Simon Cooper ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

THE POST HOUSE, SENNEL LANE, WINKLEBURY, SURREY [illegible]

TELEPHONE [illegible] FAX [illegible]

[illegible]