APPLICATION NO:
**F/2002/6582**

LOCATION:
**Upperwood Farm Cutbush Lane, Shinfield Reading.**

APPLICANT:
**University Of Reading C/O Ridge Managemer (Jonathan Poole)**

PROPOSAL:
**Proposed formation of 2m high bund with 2.5 high acoustic fence on top.**

EARLIEST DATE FOR DECISION: **12/07/2002**

**APPLICATION WILL HAVE EXPIRED ON: 05/08/2002**

CASE OFFICER: Tanya Davies

APPROVED
10.8.02

522

D1

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**University of Reading**
**C/O Ridge Management (Jonathan Poole)**
**59 High Street**
**Theale**
**Reading**
**Berks**
**RG7 5AL**

APPROVED

**Application Number: F/2002/6582**

**Parish:** **SHINFIELD**

**Location:** **Upperwood Farm, Cutbush Lane, Shinfield, Reading.**

**Proposal:** **Proposed formation of 2 metre high bund with 2.5 *metre high acoustic fence on top.***

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

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

**Condition**
2. No waste other than inert soils and naturally occurring earth spoils shall be tipped at the site.

**Condition**
3. *Within two months of development commencing a planting scheme for the site* shall be submitted and approved in writing by the Local Planning Authority. The *approved scheme shall be carried out in accordance with a programme for planting and* maintenance within the first planting season following completion of tipping.

**Condition**
4. The acoustic fencing shall be painted dark green in colour unless otherwise approved in writing by the Local Planning Authority.

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

**Reason**
2. To prevent water pollution.

**Reason**
3. In order to integrate the acoustic screen into the surrounding landscape.

**Reason**
4. In the interests of visual amenity.

**Informative**
1. 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 Policy DP6.
Loddon Area Local Plan Policy LTV2.
Deposit Draft Wokingham District Local Plan Policy WCC1.

**Informative**
2. The acoustic bund might require a waste management licence or registered exemption under the Environmental Protection Act 1990 or the Waste Management Licensing Regulations 1994. The applicant is advised to contact the Waste Licensing section of the Environment Agency (John Naylor 01276 454 368) to discuss this matter.

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/08/2002

Notice checked by: _____

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

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 30 August 2002
My ref: TD/ F/2002/ 6582

Mr M Fell
Ridge Management
Beaumont House
59 High Street
Theale
Reading RG7 5AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Fell

**Application Number :** F/2002/ 6582

**Applicant :** University of Reading

**Location :** Upperwood Farm, Cutbush Lane, Arborfield, Berkshire.

**Proposal :** Proposed formation of 2.0m high bund with 2.5m high accoustic fence.

Thankyou for your letter dated 29 August 2002 enquiring if the standard green coloured timber preservative pre-treatment would be acceptable to fulfil condition 4 of F/2002/6582 which requires the fence to be 'painted' dark green in colour.

I can confirm that the standard green coloured timber preservative pre-treatment is an acceptable substitute.

I look forward to receiving the planting scheme as required by condition 3 in due course.

Please contact me with any queries.

Yours faithfully

Tanya Davies
Senior Minerals and Waste Planning Officer

# RIDGE

MANAGEMENT

PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

Beaumont House
59 High Street
Theale
Reading RG7 5AL

Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

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| DC TD | ENF |
| ADP | |
| CS | |
| 30 AUG 2002 | |
| COPIES TO: | |

Please ask for Martin Fell

Your ref

Our ref 210604/MF/pw

29 August 2002

Ms Tanya Davies
Development Control Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM, Berkshire
RG40 1WW

Dear Tanya

**Application No: F/2002/6582**
**Site Address: Upperwood Farm, Cutbush Lane, Reading**
**Works: 2m soil bund with 2.5m high acoustic fence on top**

We acknowledge receipt of the Notification of Approval of Permission for the above works, dated 16 August 2002 and with regard to Condition 4 of the Notice enclose details of the proposed fencing.

The fence timbers are supplied and installed having first been pre-treated with preservative which colours the timber green, which can be seen in the enclosed photographs.

It is not normal practice to overpaint acoustic fences of this type. The green preservative treatment is usually acceptable.

We trust that the above is acceptable and look forward to receiving confirmation in due course..

Yours sincerely

**Martin Fell**
**Project Manager**

Enc

Copy: Tim Cole – University of Reading

R:\Data\Jobs\Team214\210604\Mail\020829MFell2WDC_TD.doc

***Partners*** Guy Austin BSc MRICS • Graham Blackburn BA Dip Arch RIBA • Kenneth Brown BA FRICS • Matthew Francis BSc LLB MRICS Martyn Garbutt BSc FRICS ACI Arb Mark Gordon MSc MRICS MCI Arb • Richard Hand FRICS ACIH • Philip Jones FRICS Christopher Morley FRICS • Adrian O'Hickey MSc MRICS MCI Arb • David Walker BSc MRICS Richard Cleaver BSc CEng MIEE MCIBSE • Murray Farrant BSc MRICS • Kevin Hallowell BSc MRICS Dip Proj Man James Hamilton BSc MRICS • Noel Reid MRICS RQS MAQS • Michael Rumbelow MRICS • David Tobin BSc MRICS David Woodnorth BSc MRICS

***Senior Associates*** Chris Ford BSc MRICS • Adrian Westbury BSc MRICS
***Associates*** Graham Bryant BSc MRICS • Steve Cross MRICS • Simon Hutton BSc MRICS • Mark Richards MRICS Roger Sandell BSc MRICS • David Stear BSc MRICS • Andrew Thomas Dip Arch Phd MCIH • John Turnbull LCIBSE

***Financial Controller*** Russell Cannings BA ACA ***Consultant*** Bernard Stone FRICS

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Certificate No. FS 28479
Also at Oxford, Bristol and London

SHINFIELD
PARISH COUNCIL

F/2002/7135
Location: Land at Church Farm & Cattle Breeding Centre, Church Lane, Shinfield
Proposal: Proposed erection of one dwelling. Amendment to house type on plot 49b as approved on application RM/2001/5187
Officer: Natalie Brown
Observations: No comment

O/2002/7137
Location: Land between Woodcock Lane, Basingstoe Road & Grazeley Road, Three Mile Cross
Proposal: Outline application for residential development of approximately 270 units, new vehicular accesses, provision of public open space, footpath links and cycleways.
Officer: Kerrin Lithgow
Observations: Letter sent to Kerrin Lithgow

F/2002/7159
Location: Thurley Farm, Lambwood Hill, Grazeley
Proposal: Proposed single storey extension to building for B8 use plus re-roofing of existing building.
Officer: Natalie Brown
Observations: We express concern about traffic generation within a rural environment.

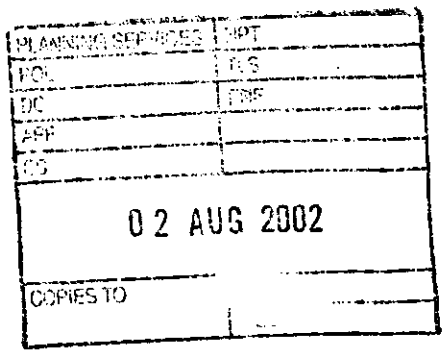
F/2002/7162
Location: 4 Salmond Road, Shinfield Park
Proposal: Proposed two-storey side extension to dwelling.
Officer: Phillip Taylor
Observations: No comment

F/2002/6582 REVISED PLANS
Location: Upperwood Farm, Cutbush Lane, Shinfield
New plans show: Revised plans to relocate the proposed bund to solely within applicant's land.
Drawing no: 21604/A003B
Observations: No comment

F/2002/7161
Location: 308 Whitley Wood Lane, Reading
Proposal: Proposed first floor rear extension to dwelling
Case Officer: P Taylor
Observations: No comment

Yours faithfully

Mrs Tracy Sampson



TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2002/6582 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Additional Plans in connection with formation of 2m high bund with 2.5m acoustic fence (Adjoining Parish Consultation)

ADDRESS: Upperwood Farm, Cutbush Lane

| | |
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| POL | TLS |
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| AP | |
| CS | |
| 28 AUG 2002 | |
| COPIES TO | ACK |
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NO OBJECTION

SIGNED: _____ DATE: 22 AUG 2002

CLERK TO EARLEY TOWN COUNCIL

**Proposal**
It is proposed to construct an accoustic bund to the rear of the existing Upperwood farmhouse close to the former road across the M4 (now restricted to pedestrian access only). The accoustic bund will be 2m high with a 2.5m high accoustic timber fence on top.

*It is intended to construct the bund from soils. A condition can be attached to* ensure that only clean soils and sub soils are used to avoid pollution.

**Planning Issues:**
a). Development in the countryside

**Appraisal :**
a). Development in the countryside
Policy WCC1 of The WDLPDD outlines the sort of development that is appropriate in the countryside. It is considered that the proposal to create an accoustic bund is acceptable under criterion g) other development suitable to the countryside, which cannot be accommodated within a settlement.

**Recomendation : Approval:** ☑ **Refusal:** ☐

**Application Number: F/2002/6691**
**Conditions**

Standard Conditions
1. C001 Reason R001

2. No waste other than inert soils and naturally occurring earth spoils shall be tipped at the site.

   Reason: To prevent water pollution.

3. Within two months of development commencing a planting scheme for the site, shall be submitted and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance within the first planting season following completion of tipping.

   Reason: in order to integrate the accoustic screen into the surrounding landscape.

4. The accoustic fencing shall be painted dark green in colour unless otherwise approved in writing by the Local Planning Authority.

   Reason: in the interest of visual amenity.

**Informatives**

1. 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 DP6
   Loddon Area Local Plan LTV2,
   WoKingham District Local Plan WCC1,

2. The accoustic bund might require a waste management licence or registered exemption under the Environmental Protection Act 1990 or the Waste Management Licensing Regulations 1994. The applicant is advised to contact the Waste Licensing section of the Environment Agency (John Naylor 01276 454 368) to discuss this matter.

T Watson 16/8/02

Tanya Davies 16.8.02

**WORK SHEET FOR :** Tanya Davies

**Application Number :** F/2002/ 6582
/
**Applicant :** University of Reading

**Location :** Upperwood Farm, Cutbush Lane, Arborfield, Berkshire.

**Proposal :** Proposed formation of 2.0m high bund with 2.5m high accoustic fence.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| √ | | |

**Date of Neighbour Notifications :**

**Date of Site Visit** :

**Date Registered :** 10.06.02

**Earliest Date for Decision :** 05.08.02

**Consultation Responses :**
Highways: no objection.

Environment Agency: no objection, various informatives.

Highways Agency: the HA requested that the proposed bund was relocated to ensure that all of the bund was on land within the applicants control.

Environmental Health officer: no objection

Biodiversity Officer: no objections.

Landscape Officer: no objections, the bank will need to be planted with native treesand shrubs on the motorway side in order to integrate the accoustic screen into the surrounding landscape.

Waste Issues: no objection, subject to all material excavated being clean inert soils and sub soils, the applicant might require a WML.

Earley Town Council (adjacent): no objection.

**Planning History :**
The application site forms part of Upperwood Farm which is located at the end of Cutbush Lane, Shinfield adjacent to the M4. The farm has had various permissions for barns and other farm buildings.

Spoke to Martin Fell

- Told him about planning condition + will condition fence green.

- No other matters outstanding, so can determine.

Tanya Davies
16/8/02

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

**Briefing Note on Planning Application F/2002/7041.**

**Proposed Change Of Use Of Existing Workshop Building To Use For The Recycling And Recovery Of Materials From Waste Electrical And Electronic Equipment.**

**Applicant: Grundon Waste Management Ltd**

**Background**
Star Works is a former brick and tile making works, where clay was extracted and made into tiles and bricks using the on-site kilns. The brick and tile buildings have not been used since 1994, however mineral extraction continues on site, and the site has also been used for landfill since 1999.

The site is located to the north east of the district on the boundary with Windsor and Maidenhead at Knowl Hill. The site is bounded to the north by Cayton Park, to the east by Star Lane (a residential lane with properties with rear gardens abutting the site) to the south by properties on the A4 and to the west by Lindenhill Wood. The site access is onto Star Lane, which has a junction with the A4.

**Proposal**
It is proposed to convert an existing workshop building at Star Works, Knowl Hill for use as a recycling/ recovery centre for waste electronic/ electrical equipment. The proposed building is located close to the weighbridge area off the site's internal haul road. The workshop will require some alterations including a small extension on the western end and a small area of the roof elevated by approximately 1.7m high. It is proposed to use an area of hardstanding next to the building for the storage of containers holding the 'fridges prior to recycling. It is also proposed to site a small portacabin on site for use as an office/ restroom.

The application is made in response to recent EC directive that requires Ozone Depleting Substances to be removed from refrigerator equipment before the 'fridges are scrapped. The application states that there is an urgent need for these plants to address the growing number of 'fridge mountains. The recycling process basically involves the removal of the coolants and foam insulation and the recovery of metals and plastics from the 'fridge. The recovered materials will be discharged into containers or skips located within the building. **All processing will take place within the building and the plant is fully enclosed. To prevent gases from leaking into the atmosphere all parts connected with the plant are encapsulated ands the air is exhausted.** The exhausted air is then de-dusted and treated in the CFC recovery unit.

## Tanya Davies

**From:** Tanya Davies
**Sent:** Friday, August 09, 2002 3:27 PM
**To:** 'mail@ridge.co.uk'
**Subject:** FAO: Martin Fell

Re: Accoustic Bund at Upperwood Farm, Cutbush Lane (you ref 2106044/MF/pw)

I'm sorry I was unable to return your call sooner. I hope to write up this application on Monday so if there is anything outstanding or you need to speak to me, please ring me on 0118 974 6229.

Best wishes Tanya Davies

**Tanya Davies**
***Senior Minerals & Waste Officer***
**Wokingham District Council**

**Tel: 0118 974 6229**
**Fax: 0118 974 6484**

* DRAINAGE ONTO MOTORWAY FROM BUND

* CLEAN / INERT TOP SOIL & SUBSOIL TO BE A CONDITION

HIGHWAYS AGENCY

4th Floor
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878487
Fax: 01306 878100

Our ref: SU 745 695
Your ref: f/2002/6582

59286

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POL | TS
DC TD | ENP
AP
CS

01 AUG 2002

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Ms Tanya Davies
Development Control Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

30th July 2002

Dear Ms Davies

**APPLICATION FOR THE FORMATION OF A NOISE BUND AND ACOUSTIC FENCE – UPPERWOOD FARM, CUTBUSH LANE, SHINFIELD, READING**

I confirm receipt of the above mentioned planning application.

As you know, we have already replied to this consultation; I refer to Colin Ferguson's letter dated 24th July 2002.

Yours sincerely

Keri Minshull

Keri Minshull
OD PPD
E-mail: keri.minshull@highways.gov.uk

cc: Dan Friel (Mott MacDonald)

INVESTOR IN PEOPLE
30 July, 2002

Recycled Paper

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DTLR
TRANSPORT LOCAL GOVERNMENT REGIONS
An executive agency of the Department of Transport, Local Government and the Regions

**TO:** **DEVELOPMENT CONTROL**
Tanya Davis

FROM: Environmental Design

DATE: 2 August 2002

| | |
|---|---|
| Location: | Upperwood Farm, Cutbush Lane, Shinfield |
| Proposal: | Proposed formation of 2m high bund with 2.5m high acoustic fence on top. |
| Application Number: | F/2002/6582 |

In response to your consultation dated 25 July 2002 for the above application, the landscape comments are as follows:

I have no objection to the relocation of the earth bund and the acoustic fence. The bank will need to be planted with a number of native trees and shrubs on the motorway side in order to integrate the acoustic screen into the surrounding landscape.

The applicant will need to submit a detailed landscape scheme providing the location of the trees and shrubs to be planted, full species name size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

## Tanya Davies

**From:** Tanya Davies
**Sent:** Tuesday, July 30, 2002 12:09 PM
**To:** John Mullaney
**Subject:** F/2002/6582 Accoustic bund at Upperwood Farm, Cutbush lane, Shinfield.

Thanks for commenting on this application.

The Highways Agency are querying if we have considered if there will be any noise reflection on others?

Cheers tanya

**Tanya Davies**
**Senior Minerals & Waste Officer**
**Wokingham District Council**

**Tel: 0118 974 6229**
**Fax: 0118 974 6484**

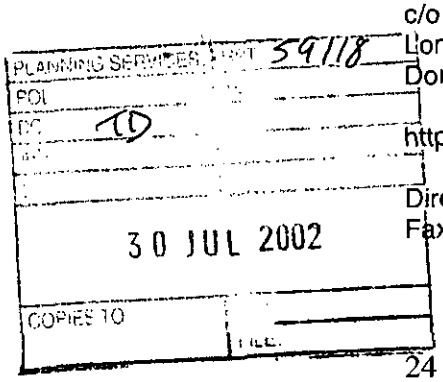
**HIGHWAYS AGENCY**

2nd Floor Castle Court
c/o Federated House
London Road
Dorking RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878149
Fax: 01737 735235

Our ref: SU 745/695
Your ref: F/2002/6582




Ms Tanya Davies
Development Control Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham RG40 IWW

24 July 2002

Dear Ms Davies,

**Application for the Formation of a Noise Bund and Acoustic Fence**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading**

I am in receipt of a copy of a letter to you from Ridge Management dated 19 July regarding the above application.

The revised layout addresses the barrier alignment concern I raised in my letter of 3 July and we would therefore not wish to restrict your Council from granting consent to the erection of the noise bund and acoustic barrier as shown on the applicants' drawing numbered 210604/A003 Revision B.

We would, however, ask that you take into consideration the potential impact of noise reflection on others and would suggest our Route Manager for this part of the M4, Richard Canning (tel: 01306 878433) be involved in any discussions on this issue.

Yours sincerely,

Colin Ferguson
Engineer
Development Control - Operations Directorate
E-mail: colin.ferguson@highways.gsi.gov.uk

cc: Tim Cole – University of Reading
Martin Fell - Ridge Management
Richard Canning
Dan Friel – Mott MacDonald

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TOWN COUNCIL OBSERVATION SHEET

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| DC Tanya Davies | SNF |
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| 23 JUL 2002 | |
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APPLICATION NO: F/2002/6582 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Adjoing Parish Consultation: Formation of 2m high bund with 2.5m high acoustic fence on top

ADDRESS: Upperwood Farm, Cutbush Lane, Shinfield

---

No Objection

SIGNED: _____ DATE: 19 JUL 2002

CLERK TO EARLEY TOWN COUNCIL

## Tanya Davies

**From:** John Mullaney
**Sent:** Friday, July 19, 2002 3:04 PM
**To:** Tanya Davies
**Subject:** F/2002/6582 Upperwood Farm, Cutbush Lane, Shinfield

I have no objections to this proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

# RIDGE

MANAGEMENT

PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Please ask for Martin Fell

Your ref
210604/JP

Our ref
24 July 2002

59007

| PLANNING SERVICE | |
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| 25 JUL 2002 | |
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Mr Paul Benham
Assistant Route Manager – Area 3
Highways Agency
Room 2C
Federated House
London Road
DORKING
RH4 1SZ

Dear Sir

**Acoustic Screening, Upperwood Farm, Cutbush Lane, Arborfield**

Many thanks for your letter dated 17th July to my colleague, Martin Fell, as Martin is currently on leave at present I will reply in his absence.

I note that you now require a geo-technical survey to be undertaken to confirm that the works will not adversely affect the stability of the motorway embankment. Given the topography surrounding the proposed bund, we do not consider that the bund is likely to cause problems with the motorway embankment. Therefore, no engineers have been engaged to undertake such a survey. We do not have a level survey of the site, including your land, and are therefore unable to provide any form of cross-sectional drawing showing the proposed bund and the pressure bulb from its base. I appreciate that we would need your permission, and to abide by your safety requirements, to access your land to undertake such a survey.

In order to expedite matters, I would hope that you would agree to a brief site inspection, to resolve matters without recourse to additional reports and drawings. Martin is due back from leave on 5th August and he will contact you to determine whether you accept this course of action and, if so, to arrange a suitable time and date for the inspection.

Yours sincerely,

**Jonathan Poole**
**Senior Project Manager**

Copy (inc. 17.7.02 letter):
Mr Tim Cole – University of Reading
Ms Tanya Davies – Development Control Officer, Wokingham District Council

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***Partners*** Guy Austin BSc MRICS • Graham Blackburn BA Dip Arch RIBA • Kenneth Brown BA FRICS • Matthew Francis BSc LLB MRICS
Martyn Garbutt BSc FRICS ACI Arb Mark Gordon MSc MRICS MCI Arb • Richard Hand FRICS ACIH • Philip Jones FRICS
Christopher Morley FRICS • Adrian O'Hickey MSc MRICS MCI Arb • David Walker BSc MRICS
Richard Cleaver BSc CEng MIEE MCIBSE • Murray Farrant BSc MRICS • Kevin Hallowell BSc MRICS Dip Proj Man
James Hamilton BSc MRICS • Noel Reid MRICS RQS MAQS • Michael Rumbelow MRICS • David Tobin BSc MRICS
David Woodnorth BSc MRICS

***Senior Associates*** Chris Ford BSc MRICS • Adrian Westbury BSc MRICS
***Associates*** Graham Bryant BSc MRICS • Steve Cross MRICS • Simon Hutton BSc MRICS • Mark Richards MRICS
Roger Sandell BSc MRICS • David Stear BSc MRICS • Andrew Thomas Dip Arch Phd MCIH • John Turnbull LCIBSE

***Financial Controller*** Russell Cannings BA ACA ***Consultant*** Bernard Stone FRICS

*RIDGE MANAGEMENT IS A DIVISION OF RIDGE AND PARTNERS*

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Also at Oxford, Bristol and London

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**HIGHWAYS AGENCY**

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22 JUL 2002

Room 2C
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878447
Fax: 01306 878491

Our ref: HA 44/9/123
Your ref: 210604/jp/pw

Mr M Fell
Project Manager
Ridge Management
Beaumont House
59 High Street
Theale
READING
Berkshire RG7 5AL

17 July 2002

Dear Sir

**M4 MOTORWAY ACOUSTIC SCREENING - CUTBUSH LANE, ARBORFIELD**

I refer to your letter of 26 June about acoustic screening works adjacent to the M4 motorway near Cutbush Lane, Arborfield. Thank you for enclosing copies of previous correspondence and I am sorry that this has caused a delay in my response.

I can confirm that in principle I have no objection to your proposals, subject to planning permission, but as I stated in my earlier letter, no development shall be carried out on Highways Agency land. However, I agree to your request to build as close to the boundary as is practicable as long as the development is at least 1 metre inside the boundary line. The highway boundary is the existing fence line at the back edge of the grass bank. This area will be required for future maintenance purposes.

Before this development can be taken further, I will require notification that a geotechnical survey has been carried out confirming that the stability of the motorway embankment will not be adversely affected as a result of the work. Please also let me know the timing of the works.

Yours faithfully

**Paul Benham**
Assistant Route Manager
Area 3

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Movement for Innovation M4I
RETHINKING CONSTRUCTION
Contract Journal construction industry Awards 2001 WINNER, Client of the Year
POSITIVE ABOUT DISABLED PEOPLE
DTLR TRANSPORT LOCAL GOVERNMENT REGIONS

Date: 25 July 2002

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/6582

Location: Upperwood Farm, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed formation of 2m high bund with 2.5m high acoustic fence on top.

Applicant: University Of Reading C/O Ridge Management (Jonathan Poole).

Case Officer: Tanya Davies

---

The new plans show the following: Revised plans to relocate the proposed bund to solely within applicant's land. Drawing no: 21604/A003B.

---

**Comments are required by 04/08/2002.**

**Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.**

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. P 2002/6582 (Planaps) / (Ludhouse) Date Rec. 22/7/02

Location: Upperwood Farm, Cutbush Lane, Shinfield

Parish Shinfield

Applicant: University of Reading c/o Ridge

Description of attached plans Revised plans to relocate the proposed bund to ~~within~~ solely within applicants land.

Drawing No's: 21604/A003B

## CONSULTEES

**Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.**

**Please tick which of the following you wish consulted.**

OTHERS: Everyone please

Please include letter.

Drawing No's

1. NK (Landscape & Trees) ☑
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

**A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.**

NEIGHBOURS: no neighbours.

Date for Responses 10 days.

## FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER TD.

Consultations Sent by Admin. on 25.02.05

Yellow - Part One Copy
Green - Officer's Copy

58838

PLANNING SERVICES
22 JUL 2002

RIDGE
MANAGEMENT
PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Please ask for Martin Fell

Your ref

Our ref 210604/MF/pw

19 July 2002

Ms Tanya Davies
Development Control Officer
Wokingham District Council
Planning Department
PO Box 157
Shute End,
WOKINGHAM, RG40 1WW

REVISED PLAN

6582

Dear Tanya

**Application No:** **F/2002/6582**
**Site Address:** **Upperwood Farm, Cutbush Lane, Reading**
**Proposed:** **2m Bund with 2.5m Acoustic Fence on Top**

Further to our recent discussions please find enclosed ten copies of revised drawing 210604/A003 Revision B.

In accordance with the requirements of the Highways Agency we have relocated the whole of the construction on to the applicants land and allowed a 500mm clear strip from the base of the bund to the Highways Agency fence.

The earth bund will be constructed from imported sub-soil and we would request that the Environment Agency advise on the Issue of a Waste Management licence and/or exemption.

We trust that the enclosed is acceptable and look forward to receiving your planning decision in due course.

Yours sincerely

**Martin Fell**
**Project Manager**

Enc

Copy
Colin Ferguson - Highways Agency
Tim Cole - University of Reading
James Lamburn - University of Reading
John Naylor - Environment Agency
Paul Busing - Environment Agency
Jonathan Poole - Ridge and Partners

R:\Data\Jobs\Team212\210614\Mail\020719MFell2WDC_TD.doc

***Partners*** Guy Austin BSc MRICS • Graham Blackburn BA Dip Arch RIBA • Kenneth Brown BA FRICS • Matthew Francis BSc LLB MRICS Martyn Garbutt BSc FRICS ACI Arb Mark Gordon MSc MRICS MCI Arb • Richard Hand FRICS ACIH • Philip Jones FRICS Christopher Morley FRICS • Adrian O'Hickey MSc MRICS MCI Arb • David Walker BSc MRICS Richard Cleaver BSc CEng MIEE MCIBSE • Murray Farrant BSc MRICS • Kevin Hallowell BSc MRICS Dip Proj Man James Hamilton BSc MRICS • Noel Reid MRICS RQS MAQS • Michael Rumbelow MRICS • David Tobin BSc MRICS David Woodnorth BSc MRICS

***Senior Associates*** Chris Ford BSc MRICS • Adrian Westbury BSc MRICS
***Associates*** Graham Bryant BSc MRICS • Steve Cross MRICS • Simon Hutton BSc MRICS • Mark Richards MRICS Roger Sandell BSc MRICS • David Stear BSc MRICS • Andrew Thomas Dip Arch Phd MCIH • John Turnbull LCIBSE

***Financial Controller*** Russell Cannings BA ACA ***Consultant*** Bernard Stone FRICS

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Certificate No. FS 28479
Also at Oxford, Bristol and London

# Drawing Issue Sheet

RIDGE


Midland House
West Way
Oxford
OX2 0PJ
Tel: 01865 794777
Fax: 01865 268700

Beaumont House
59 High Street
Theale
Berks
RG7 5AL
Tel: 0118 932 3088
Fax: 0118 932 3137

Goldsmiths House
Broad Plain
Bristol
BS2 0JP
Tel: 0117 925 2050
Fax: 0117 925 2016

105/106 New Bond Street
London
W1S 1DN
Tel: 020 7493 3339
Fax: 020 7493 3355


**Contract:** Hall Farm - New Barn at the University of Reading **Sheet No:** 1

**Client:** University of Reading **Job No:** 210604

| Drawing No | Drawing Title | Date of issue (Initial Issue - X, Revisions - by letter) | | | |
|---|---|---|---|---|---|
| | | Day | 14 | 20 | 24 | 19 |
| | | Month | 08 | 08 | 08 | 07 |
| | | Year | 01 | 01 | 01 | 02 |
| 210604/ | | | | | | |
| A001 | Outline Proposal Plans & Elevations | | X | | X | |
| A002 | Outline Proposal Site Plan | | X | | X | |
| A003 | Acoustic Screening Works | | | X | | B |
| | Upperwood Farm | | | | | |
| **Method of Issue** | | | P | P | P | P |

Paper P Disc D Internet I Modem M CD Rom CD Fax F

| Sent to | No of copies | | | |
|---|---|---|---|---|
| Stuart Rogers - UoR | 1 | 1 | 1 | |
| James Lamburn - UoR | 1 | 1 | 1 | 1 |
| Wokingham DC - Planning Dept. | 4 | 2 | | 10 |
| DeVille & Lear Ltd | | | 1 | |
| Tim Cole - UoR | | | | 2 |
| Colin Ferguson - Highways Agency | | | | 2 |
| Paul Busing - Environment Agency | | | | 1 |
| John Naylor - Environment Agency | | | | 1 |
| Jonathan Poole - Ridge Project Manager | | | | 1 |
| **Purpose of Issue** | AP | AP | T | PP |

Preliminary PL Information I Estimate E Tender T **Q.A. Procedure**
Construction C Planning PP Bldg Regs BR Approval AP **P&T431:4.0,520:5.0**

PLANNING SERVICES | NPT 58651
POL | TLS
DC: TD | SIGN
APP
DS

15 JUL 2002

COPIES TO

# Fax Transmission

RIDGE

Midland House
West Way Oxford OX2 0PJ
Tel: 01865 794777
Fax: 01865 268700

Beaumont House
59 High Street Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701

Goldsmiths House
Broad Plain Bristol BS2 0JP
Tel: 0117 925 2050
Fax: 01865 268702

105/106 New Bond Street
London W1Y 9LG
Tel: 020 7493 3339
Fax: 01865 268703

E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

To: TANYA DAVIES

At: WOKINGHAM DC

Fax: ~~0118~~ 0118 974 6484

From: MARTIN HILL

Date: 15 JULY '02

No of Pages (inc this one) 1+2

Job Number/Name 210604 UPPERWOOD FARM
F/2002/6582

TANYA,

COPY OF LETTER DATED 11/7/02 FROM THE EA.

CONFIRMATION THAT 10 COPIES OF REVISED DWG TO BE SUBMITTED SHOWING REVISED LOCATION OF FENCE.

REGARDS

M. HILL
PROJECT MANAGER

If you do not receive legible copies of all pages please notify us immediately.

This fax is private and confidential and is for the addressee(s) only. If you are not the intended recipient, please notify the sender named above immediately. You are prohibited from using, copying or disseminating this fax or any information contained herein other than to the intended recipient.

RIDGE IS THE TRADING NAME OF RIDGE AND PARTNERS, INCORPORATING RIDGE MANAGEMENT AND RIDGE SERVICES

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005965-1/1
**Your Ref :** TANYA DAVIES/F/2002/6582

**Date :** 11 July 2002

RIDGE & PARTNERS READING RECEIVED 15 JUL 2002

J POOLE
RIDGE MANAGEMENT
59
HIGH STREET
THEALE, READING
RG7 5AL

Dear Sir/Madam

**PROPOSED FORMATION OF A 2M HIGH BAND WITH 2.5M HIGH ACOUSTIC FENCE ON TOP.**

**UPPERWOOD FARM, CUTBUSH LANE, SHINFIELD, READING**

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 18 June 2002, received on 21 June 2002. Please quote the following reference in any correspondence: SU76NW/19/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development, but would like the following planning informative and advice to be taken account of;

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the Environment Protection Act 1990, the proposed development may require a waste management licence if controlled waste is deposited, kept, treated, or disposed of in or on the land. Certain activities do not require a waste management licence where the activities are part of a process registered or authorised under other legislation. Alternatively, the activity/proposal may be exempt from waste licensing under the Waste Management Licensing Regulations 1994. You are advised to contact the Environment Agency on the above telephone number if you think the proposal requires a licence or is required to be registered as an exempt activity. Contact John Naylor on 01276 454368 for further details.

**ADVICE**

**Waste Regulation**
Depending on the materials being used for the proposed bunding, a Waste Management

Licence may be required. Contact John Naylor on 01276 454368 for further details.

**Wildlife Conservation**

**Wildlife Enhancement**
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

**Natural Drainage**
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

**DECISION NOTICE**

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

**PAUL BUSING**
**Planning Liaison Officer**
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-
SAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MES-

To: Tanya

Mr / Mrs / Miss Martin Fell

Of: _____ Tel No: 929 7212

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message: Re: F/2002/6582

Upperwood Farm
Cutbush Lane

Highways Agency has supplied him with a choice of alternative options. He has decided which one they will select. I suggested that, in your absence, he should write in with details + send revised plans so that we can consult as necessary. He is also going to write to H.A. & let them know what he will do & suggest they write to you to say they have no objections to new proposals

Message taken by: Jan Time: 14.10

Date: 5/7

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est. Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735968 Email: reprographics@wokingham.gov.uk

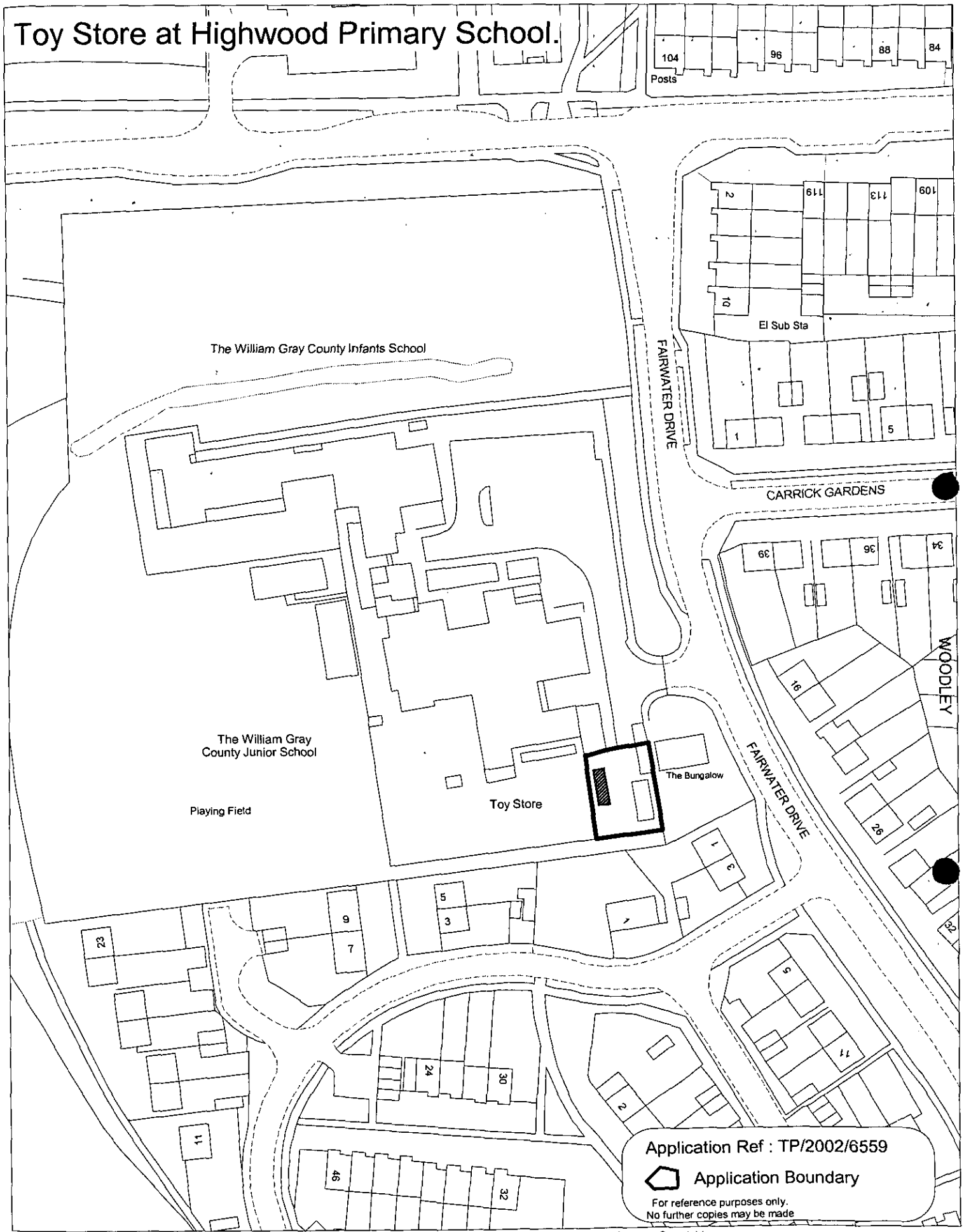
# UPPERWOOD FARM.

Spoke to Ridge they want to amend scheme to satisfy HA requirements (letter from HA dated 3.7.02).

I said would need amended plans.

TD.

# Toy Store at Highwood Primary School.

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Development Control Section, Environmental Services, Wokingham District Council.

24 July 2002

Scale: 1 : 1169

N
W E
S

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005965-1/1
**Your Ref :** TANYA DAVIES/F/2002/6582

58625

**Date :** 11 July 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**PROPOSED FORMATION OF A 2M HIGH BAND WITH 2.5M HIGH ACOUSTIC FENCE ON TOP.**

**UPPERWOOD FARM, CUTBUSH LANE, SHINFIELD, READING**

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**Natural Drainage**
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**DECISION NOTICE**

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

**PAUL BUSING**
**Planning Liaison Officer**
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: J POOLE RIDGE MANAGEMENT
CC: TIM COLE UNIVERSITY OF READING- FACILTIES DIVISION

# RIDGE

PROPERTY AND CONSTRUCTION CONSULTANTS

Please ask for Martin Fell

Your ref

Our ref 210604/MF/pw

08 July 2002

| | |
|---|---|
| PLANNING SERVICES | HPT S8408 |
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Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Mr Colin Ferguson
Engineer
Highways Agency
Federated House
London Road
DORKING, RH4 1SZ

Dear Mr Ferguson

**Acoustic Barrier, Upperwood Farm, Shinfield, Reading**

We acknowledge receipt of your copy letter, dated 3 July 2002, to the Development Officer of Wokingham District Council on 5 July 2002.

It has always been the intention to construct the bund and sound wall wholly on the applicant's land, but concede that the drawings do not show this clearly.

Of the four identified options, in your letter of 3 July 2002, we would follow the preferred option I) ie the bund and fence to be constructed wholly on the applicant's land.

We will issue revised drawings as follows:

- Wokingham District Council (Development Control) – 4 copies
- Highways Agency – Development Control – 2 copies

We trust that the above is acceptable to the Highways Agency and will allow you to accept the proposal.

Yours sincerely

**Martin Fell**
**Project Manager**

Copy Mr Tim Cole – University of Reading
Richard Canning – Highways Agency Route Manager
Ms Tanya Davies – Development Control Officer, Wokingham District Council

R:\Data\Jobs\Team214\210604\Mail\020708MFell2HighwaysAgencyCF.doc

***Partners*** Guy Austin BSc MRICS • Graham Blackburn BA Dip Arch RIBA • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb Richard Hand FRICS • Philip Jones FRICS • Christopher Morley FRICS • Adrian O'Hickey MSc MRICS MCI Arb • David Walker BSc MRICS Richard Cleaver BSc CEng MIEE MCIBSE • Murray Farrant BSc MRICS • Matthew Francis BSc LLB MRICS • Mark Gordon MSc MRICS MCI Arb Kevin Hallowell BSc MRICS Dip Proj Man • James Hamilton BSc MRICS • Michael Rumbelow MRICS • David Tobin Bsc MRICS David Woodnorth BSc MRICS

***Senior Associates*** Chris Ford BSc MRICS • Adrian Westbury BSc MRICS
***Associates*** Graham Bryant Bsc MRICS • Steve Cross MRICS • Simon Hutton BSc MRICS • Mark Richards MRICS Roger Sandell BSc MRICS • David Stear BSc MRICS • Andrew Thomas Dip Arch Phd MCIH • John Turnbull LCIBSE

***Financial Controller*** Russell Cannings BA ACA ***Consultant*** Bernard Stone FRICS

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Certificate No. FS 28479
Also at Oxford, Bristol and London

COPY

HIGHWAYS AGENCY

Room 4C
Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878149
Fax: 01306 878100

58285
05 JUL 2002

Our ref: SU 745 695
Your ref: F/2002/6582

Ms Tanya Davies
Development Control Officer
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham RG40 1WR

3 July 2002

Dear Ms Davies,

**Application for the Formation of a Noise Bund and Acoustic Fence**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading**

Thank you for your letter of 18 June inviting the Highways Agency to comment on the above application.

The applicant is proposing to replace the existing boundary fence, which is currently our maintenance responsibility, with a bund and noise barrier. As it stands, we could not agree to the application, as we would have no control over the standard of construction of the bund and barrier and our maintenance liability would be substantial.

However, we would have no objection if one of the following four options were pursued. In order of our preference: -

i). all works to be on the applicant's land, including the bund;
ii). the barrier to be 4.5 metres high and erected no more than 1.5 metres from the existing highway fence (to allow unrestricted access to the motorway fence for maintenance reasons);
iii). the barrier to be 4.5 metres high, erected on the line of the existing highway boundary fence. The barrier would be erected and maintained by us. All works would be subject to the applicant entering into an agreement with the Highways Agency, in accordance with s278 of the Highways Act 1980, for all costs, including a commuted sum for maintenance, to be borne by the applicant.
iv). the bund and barrier to be constructed and maintained by us, as shown on the applicant's drawing, with all works being the subject of a s278 Agreement, as in iii) above.

In all of the above options, the applicant would be responsible for seeking any necessary planning permission.

Cont'd/



INVESTOR IN PEOPLE
Recycled Paper
POSITIVE ABOUT DISABLED PEOPLE
DTLR Transport Local Government Regions
An executive agency of the Department of Transport, Local Government and the Regions

I would advise that the applicant and/or their agent contacts the Highways Agency's Route Manager for this part of the M4, Richard Canning (tel: 01306 878433), who will be able to provide comment on the technical and implementation matters that need to be agreed in order to progress the application.

We would also want to be satisfied on related matters; for example, that the barrier will not reflect noise to make things worse for others.

Yours sincerely,

Colin Ferguson
Engineer
Development Control - Operations Directorate
E-mail: colin.ferguson@highways.gsi.gov.uk

cc: Tim Cole – University of Reading
Jonathon Poole - Ridge Management
Richard Canning
Dan Friel - Mott MacDonald

**TO:** **DEVELOPMENT CONTROL**
Tanya Davis

FROM: Environmental Design

DATE: 26 June 2002

| | |
|---|---|
| Location: | Upperwood Farm, Cutbush Lane, Shinfield |
| Proposal: | Proposed formation of 2m high bund with 2.5m high acoustic fence on top. |
| Application Number: | F/2002/6582 |

In response to your consultation dated 18 June 2002 for the above application, the landscape comments are as follows:

I have no objection to the earth bund and the acoustic fence, although there maybe maintenance implications for the applicant as half the bund is located on Highway Agency land.

The bank will need to be planted with a number of native trees and shrubs on the motorway side in order to integrate the acoustic screen into the surrounding landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

## Tanya Davies

**From:** Andy Glencross
**Sent:** Tuesday, June 25, 2002 3:16 PM
**To:** Tanya Davies
**Subject:** PA F/2002/6582 Upperwood Farm Cutbush Lane Shinfield

Hi Tanya

There appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

## HIGHWAYS CONSULTATION SHEET

**From:** Tanya Davies **Date:** 18 June 2002

**Application Number:** F/2002/6582

**Proposal:** Proposed formation of 2m high bund with 2.5m high acoustic fence on top.

**Parish:** SHINFIELD PARISH

**Site Address:**
Upperwood Farm, Cutbush Lane, Shinfield, Reading.

**Applicant:**
University Of Reading C/O Ridge Management (Jonathan Poole).

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

**Signed:** _____ **Print name:** AL 21/06/02

(*) PRE-APP ATTACHED (*)

| | |
|---|---|
| Application Number : F/2002/6582 | Map No : 66 |
| Case Officer : ARCH TD | Site Area : 1.48 |
| Valid Date : 10 JUN 2002 | Received Date: 10/05/2002 |

**Level : Delegated Application**

**Description : Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**

**Location : Upperwood Farm, Cutbush Lane, Shinfield, Reading.**

**Parish : SH Ward : SHI**

**Applicant : University Of Reading C/O Ridge Management (Jonathan Poole).**

**Fee Required: £40 Fee Received: £40** (3) is this purly agricultural? Yes.

**Additional: ..... or Refund: .....**

**Enforcement Section to be notified** ☐ (tick if required)

---

**Additional information required for validation;**

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | None — No red outline | phoned | 10/6 |
| BLOCK PLANS | | 23/5 to follow | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | None — see letter | phoned | |
| ELEVATION PLANS | | 23/5 to follow | 10/6 |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape — River Valley Policies Area

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Highways Agency — pls use attached form.

Minerals & Waste officer

D. Pashuey — A.G. — River Valley Policies Area

## NEIGHBOURS

.....

SAN + see map

.....

.....

Pre-app attached.

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Batley

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Land raising.

Railtrack

Police Arch Officer

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

## OTHERS

.....

.....

..... Rural Area / Countryside .....

.....

.....

**********FILE COPY**********

Tel: (0118) 974 6229

Date: 18 June 2002

My ref: F/2002/6582

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/6582**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading.**
**Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Tanya Davies** on **(0118) 974 6229** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Tanya Davies** Application Number: **F/2002/6582**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading.**
**Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6229

Date: 18 June 2002

My ref: F/2002/6582

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/6582**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading.**
***Proposed formation of 2m high bund with 2.5m high acoustic fence on top.***

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Tanya Davies** on **(0118) 974 6229** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Tanya Davies** Application Number: **F/2002/6582**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading.**
**Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6229

Date: 18 June 2002

My ref: F/2002/6582

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/6582**
**Upperwood Farm, Cutbush Lane, Shinfield, Reading.**
**Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Tanya Davies** on **(0118) 974 6229** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

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**LISTING FORM**

Case officer: **Tanya Davies** Application Number: **F/2002/6582**
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**Proposed formation of 2m high bund with 2.5m high acoustic fence on top.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

**********FILE COPY**********

**Received by Wokingham District Council**

# Application No: F/2002/6582

**Proposal:**
Proposed formation of 2m high bund with 2.5m high acoustic fence on top.

**Location:**
Upperwood Farm, Cutbush Lane, Shinfield, Reading.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6582 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/07/2002. Written comments submitted will become available for public inspection.**

**In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Trevor Watson**
**Development Control Manager**

**18 June 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | UPPERWOOD | UPPERWOODCUTBUSH LANEREADING | RG2 9AA |
| | UPPERWOOD FLAT | UPPERWOOD FLATCUTBUSH LANEREADING | RG2 9AA |
| UPPERWOOD FARM OFFICE | | | RG2 9AA |
| PRO BEL LTD | | | RG6 4PB |
| | | 11RAINWORTH CLOSEREADING | RG6 4DP |
| | | 12RAINWORTH CLOSEREADING | RG6 4DP |
| | | 14RAINWORTH CLOSEREADING | RG6 4DP |
| | | 15RAINWORTH CLOSEREADING | RG6 4DP |
| | | 16RAINWORTH CLOSEREADING | RG6 4DP |
| | | 17RAINWORTH CLOSEREADING | RG6 4DP |
| | | 18RAINWORTH CLOSEREADING | RG6 4DP |

Neighbour consultation list F/2002/6582

6582

# RIDGE

MANAGEMENT

PROJECT MANAGEMENT
CONSTRUCTION MANAGEMENT

Please ask for Jonathan Poole

Your ref

10. JUN. 2002 6582

Our ref 210604/JP/as

09 May 2002

Wokingham District Council
Environmental Services Department
PO Box 157, Council Offices
Shute End
WOKINGHAM, Berkshire
RG40 7WR

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

Dear Sir

**Upperwood Farm, Cutbush Lane, Arborfield – Acoustic Screening to M4 Motorway**

Further to my colleague, Adrian Goulding's letter dated 20 August 2001, please find enclosed your Planning Application form together with 4 No copies of the supporting drawing to formalise the full plans application for the above development.

Please also find enclosed a cheque in the sum of £40.00 in support of the above application.

I have recently taken over this project from Adrian Goulding and, whilst he appears to have advised you of the proposed development and sent you drawings, it was unclear to me as to whether a formal application is required. In order to ensure full compliance with your requirements we have taken the option of submitting this application.

The premises is an agricultural holding however, my understanding is that the University of Reading hold the Freehold. I can confirm that the incumbent is fully aware of the proposed development. However, I have forwarded Section 66 certificate to the University in order to complete the agricultural holding certificate. Naturally, I will forward this in due course.

Given the relatively straight forward nature of this application, and the distress the incumbent are under due to the close proximity of the M4, I should be very grateful if this application could be dealt with at your earliest convenience.

Continued...../



***Partners*** Guy Austin BSc MRICS • Graham Blackburn BA Dip Arch RIBA • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb Richard Hand FRICS • Philip Jones FRICS • Christopher Morley FRICS • Adrian O'Hickey MSc MRICS MCI Arb • David Walker BSc MRICS Richard Cleaver BSc CEng MIEE MCIBSE • Murray Farrant BSc MRICS • Matthew Francis BSc LLB MRICS • Mark Gordon MSc MRICS MCI Arb *Kevin Hallowell BSc MRICS Dip Proj Man* • *James Hamilton BSc MRICS* • *Michael Rumbelow MRICS* • *David Tobin Bsc MRICS* David Woodnorth BSc MRICS

***Senior Associates*** Chris Ford BSc MRICS • Adrian Westbury BSc MRICS
***Associates*** Graham Bryant Bsc MRICS • Steve Cross MRICS • Simon Hutton BSc MRICS • Mark Richards MRICS Roger Sandell BSc MRICS • David Stear BSc MRICS • Andrew Thomas Dip Arch Phd MCIH • John Turnbull LCIBSE

***Financial Controller*** Russell Cannings BA ACA ***Consultant*** Bernard Stone FRICS

RIDGE MANAGEMENT IS A DIVISION OF RIDGE AND PARTNERS

Certificate No. FS 28479
Also at Oxford, Bristol and London

10.JAN.2002 6582



Should you require any further information please do not hesitate to contact me on 07879 890080.

Yours sincerely

**Jonathan Poole**
**Senior Project Manager**

Enc.

Copy: Mike Collis – University of Reading (S.66 Certificate enclosed, please complete and return to me)
Time Cole – University of Reading

*Professor of Crop Physiology and Head of Department*
R. H. Ellis BSC PhD CBiol FIBiol
*Professor of Animal Production*
D. E. Beever BSc PhD CBiol FIBiol
*Research Professor in Agro-Ecology*
V. K. Brown BSc PhD ARCS DIC FRES
*Research Professor of Applied Biomathematics*
J. France BSc MSc PhD DSc FIMA CMath
*Professor of Animal and Forage Science*
E. Owen BSc PhD CBiol FIBiol



The University of Reading

**Department of Agriculture**

Earley Gate, PO Box 237
Reading RG6 6AR, Berkshire, UK

*phone* +44 (0)118 987 5123 *ext.* 8481
*direct line* +44 (0)118 931
*fax* +44 (0)118 935 6421 *fax* 931 6747
*web* www.agric.rdg.ac.uk

Mobile: 07713 326537;

10 JUN 2002

email: m.j.collis@reading.ac.uk

7 June 2002

10 JUN 2002 6582

Mrs Hurst
Wokingham District Council
Planning Department
PO Box 157, Shute End
Wokingham
RG40 1WW

Dear Mrs Hurst

**Ref: F/2002/6582**

Please find enclosed a Section 66 Certificate relating to University of Reading land at Upperwood Farm, Shinfield, where we wish to build "Acoustic Screening to the M4 Motorway. As requested through our agent in this matter, Mr Jonathan Poole of Ridge and Partners, four copies of a large-scale map are enclosed, showing University land ownership shaded in red. Also enclosed are four copies of a smaller scale map, which enables the boundaries of the application site to be identified more accurately (edged in red, with remaining land ownership edged in blue).

If you require any further information please do not hesitate to contact Mr Poole or me. Thank you for your help.

Yours sincerely

M. J. Collis

Mr M. J. Collis
Director of University Farms

Cc Mr J Poole, Ridge & Partners and Messrs T Cole & N Frankland, University of Reading, Estates and Buildings Office

1769a

10.JUN.2002 6582

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

**APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS**

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | UNIVERSITY OF READING - FACILITIES DIVISION |
| | ADDRESS | WHITEKNIGHTS, PO Box 235. READING, BERKS c/o TIM COLE |
| | POST CODE | RG6 6BW PHONE 0118 931 6615 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | RIDGE MANAGEMENT |
| | ADDRESS | 59 HIGH STREET, THEALE, READING, BERKS c/o JONATHAN POOLE |
| | POST CODE | RG7 5AL PHONE 0118 9323088 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | UPPERWOOD FARM CUTBUSH LANE, ARBORFIELD, BERKS. |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | FORMATION OF 2.0M HIGH BUND AND 2.5M HIGH ACOUSTIC FENCE ON BUND. BUND IS EARTH, FENCE IS TIMBER. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | ONE |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 210604/A003 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☐ | ALTERATION or EXTENSION | ☒ |

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☐ | See question 10 |
| FULL PERMISSION | ☒ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| | | SITING | ☐ |
| EXTERNAL APPEARANCE | ☐ | DESIGN | ☐ |
| MEANS OF ACCESS | ☐ | LANDSCAPING | ☐ |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

OPEN STORAGE AREA FORMING PART OF 17696 AN AGRICULTURAL (FARM) PLOT.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NONE TO BE FELLED.

14. STATE EXTERNAL MATERIALS TO BE USED.

TIMBER FENCE - VERTICAL BOARDING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

NO CHANGE TO EXISTING BOUNDARIES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NO DRAINAGE PROPOSED - NO CHANGE TO EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details NONE PROPOSED.

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NO CHANGE TO EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | / * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£40

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED I. S. Poole ON BEHALF OF UNIVERSITY OF READING DATE 9/5/2002

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

# PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify AGRICULTURAL | NO CHANGE | NO CHANGE | NO CHANGE | NO CHANGE |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A.

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | NO CHANGE | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
— NO CHANGE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— NO CHANGE

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | NO CHANGE |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— No.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

# SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

18 JUN 2002 6532

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

## CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

**OR**

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

## CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

**OR**

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

---

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

***One or other section must be crossed through as not applicable.***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

**OR**

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . .

On behalf of . . . . . UNIVERSITY OF READING

Date . . . . . 9/5/02

**TOWN AND COUNTRY PLANNING ACT, 1990**
**TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988**
*Certificate under Section 66*

UPPERWOOD FARM (PART OF) 03 310 019 E

ADDRESS CUTBUSH LANE PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7469 (66)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 103/63 | University of Reading | Farm Manager's Bungalow & Offices | 8. 8. 63 | App C/A. |
| 1984/73 | " " | Erection of calf hse | 20. 12. 73 | ~~A~~ App |
| 1411/72 | Dept. of Agriculture | Dutch Barn. | 31. 8. 72 | — C/A |
| BR 1025 | University of Reading | erection of farm building | 26. 6. 74 | App n/a |
| BR 1460 | " " | " & TOILET EXTENSION | 25-9-74 | App n/a |
| 01077 | " " | FARM BUILDING FOR HEIFERS | 8. 8. 74 | n/a C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

APPROVED 16/8/02 10 JUN 2002 6582

streetmap

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What's FREE to play and has a top prize of

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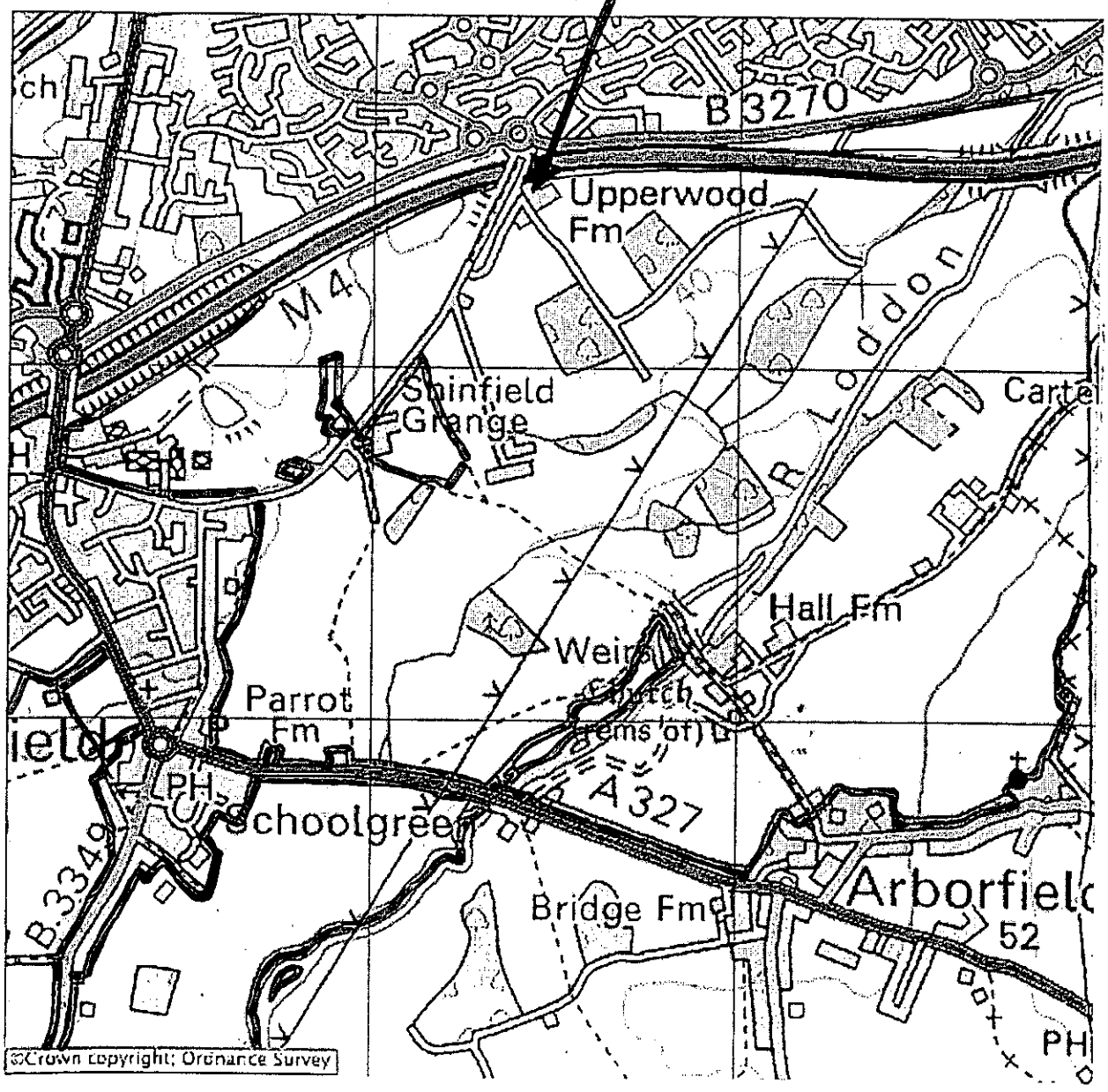
Your local business could be listed in this space !!!

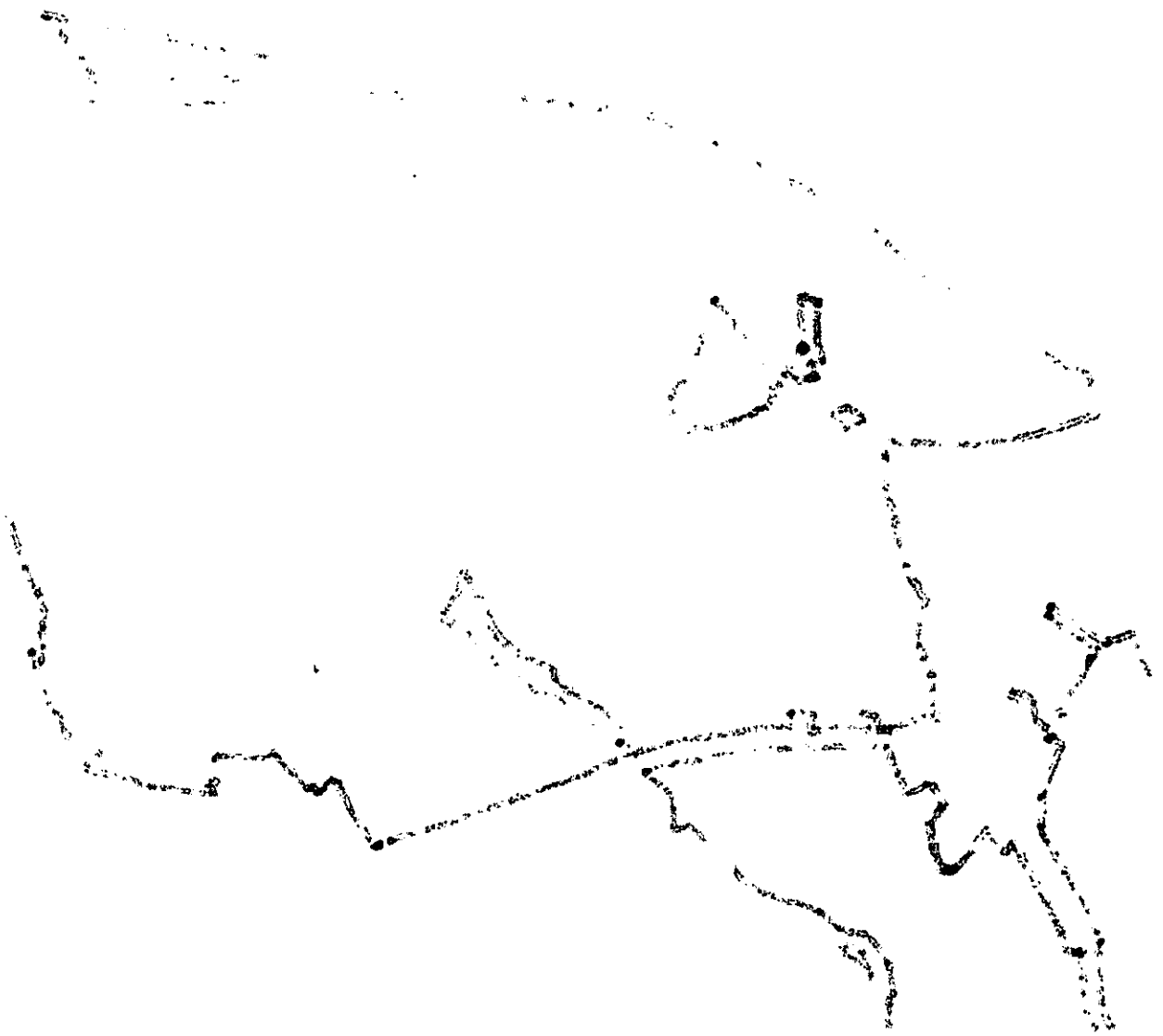
Are you an Estate Agent ?
Your local properties for sale or let could be listed in this space

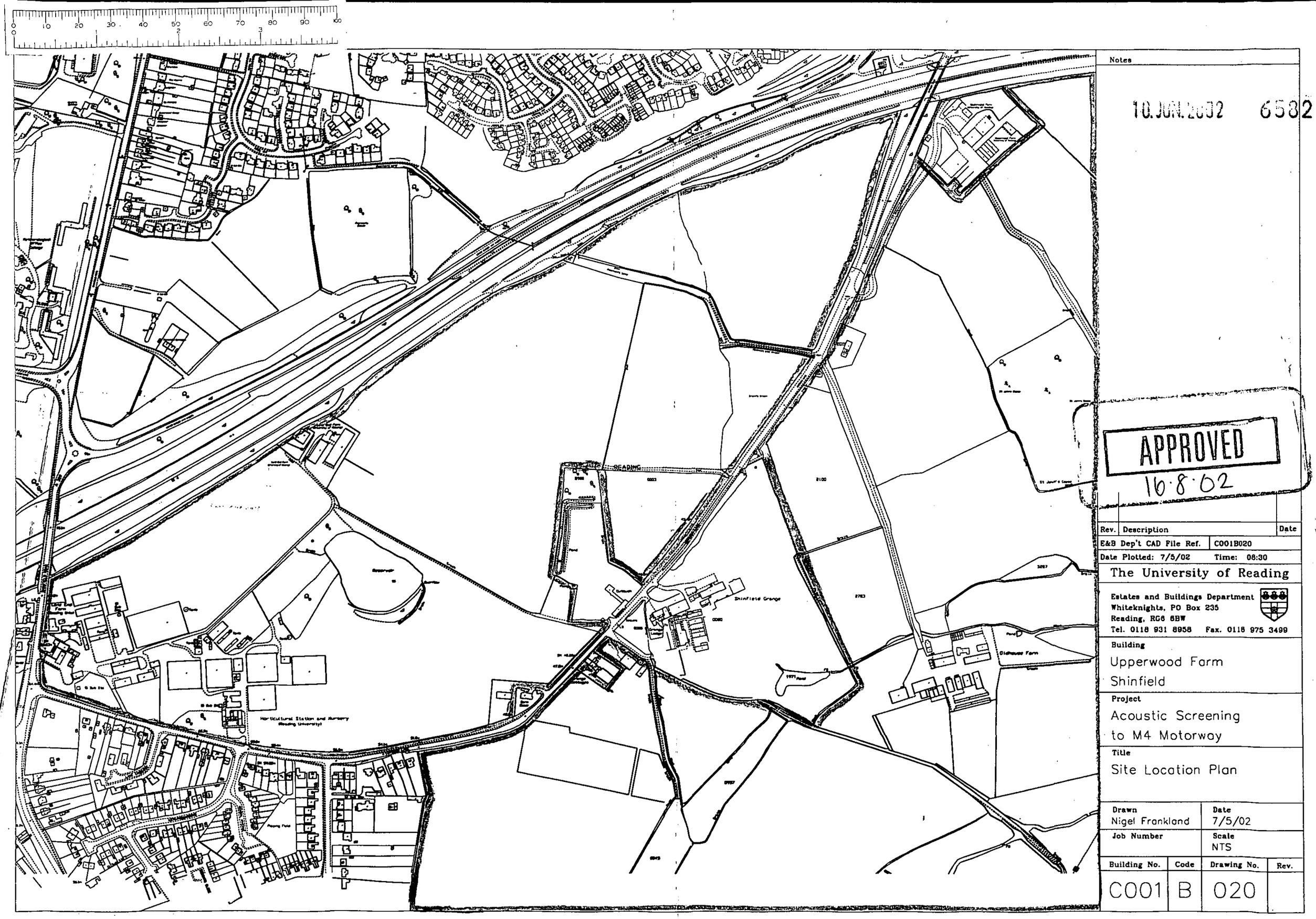
Businesses in your area : to be listed click here ...

Click here for more info




Ref:- F/2002/6582 Acoustic Screening & M4 Motorway
The University of Reading






Notes

10.JUN.2002 6582

APPROVED
16.8.02

| Rev. | Description | Date |
|---|---|---|
| E&B Dep't CAD File Ref. | C001B020 | |
| Date Plotted: 7/5/02 | Time: 08:30 | |

**The University of Reading**

Estates and Buildings Department
Whiteknights, PO Box 235
Reading, RG6 6BW
Tel. 0118 931 8958 Fax. 0118 975 3499

**Building**
Upperwood Farm
Shinfield

**Project**
Acoustic Screening
to M4 Motorway

**Title**
Site Location Plan

| Drawn | Date |
|---|---|
| Nigel Frankland | 7/5/02 |
| Job Number | Scale NTS |

| Building No. | Code | Drawing No. | Rev. |
|---|---|---|---|
| C001 | B | 020 | |

Fencetec LIMITED

# Timber Earth Retaining Barrier



A Timber Earth Retaining Barrier has been developed for use with both the Berkshire Reflective Noise and the Berkshire Absorptive Acoustic Barriers for clients with tight building and boundary lines. The system can be adapted to suit any type of fence or solely to retain soil.

The barrier is cost effective up to a height of 1.5m with a pleasing aesthetically timbered appearance.

A 25 or 40 year life expectancy can be offered using CCA, Category A, pressure impregnated stress graded softwood timber and steel universal beams. The horizontal timbers are secured using the successful method developed for the Noise Barriers. Component and foundation dimensions depend upon soil condition and retained height.

The Timber Earth Retaiing Barrier has the same flexibility in structural design as the Berkshire Noise Barrier and in conjunction with our Consulting Engineer, most clients' needs, up to a height of 1.5m can be met.

We would be pleased to advise design cost, if appropriate.

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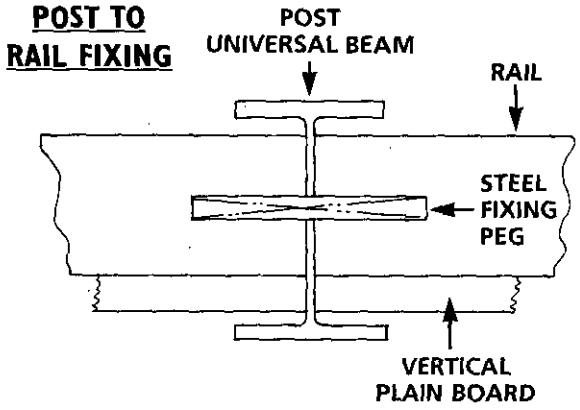
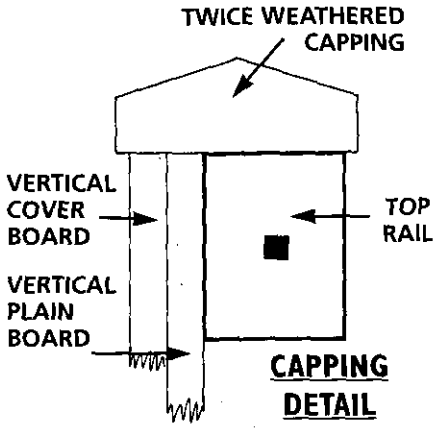
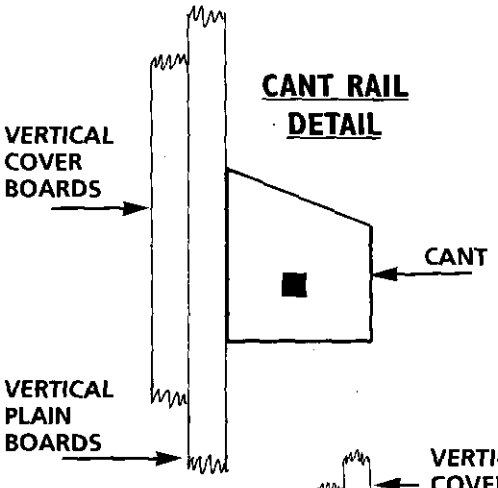
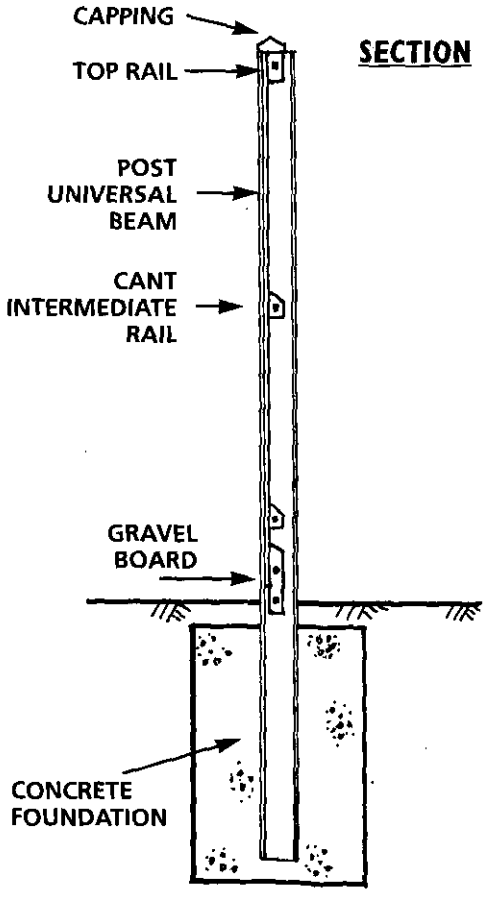
# Berkshire Reflective Noise Barrier

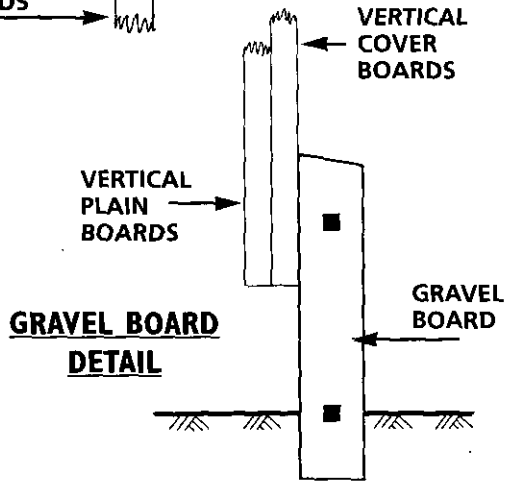
## *Technical Data*

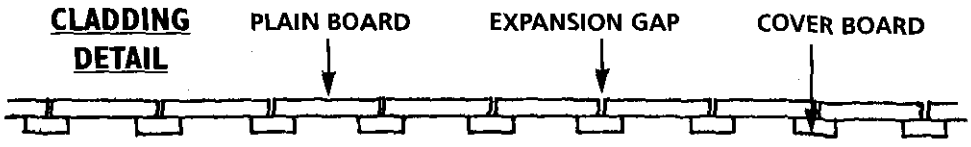
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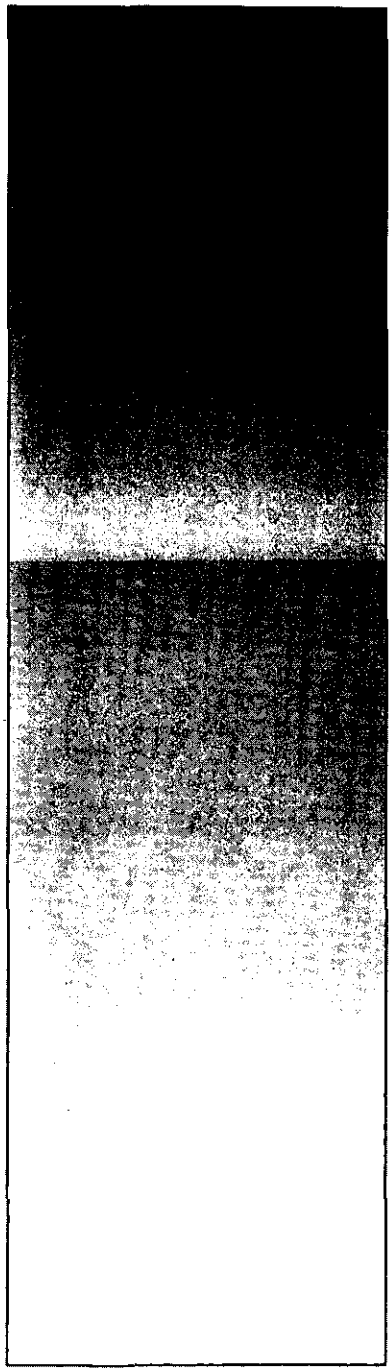
# Berkshire Reflective Noise Barrier

## *Specification*



The timber clad Berkshire Noise Barrier is based on the Department of Transport Memorandum H14/76 including Amendment No. 1. Consideration is also given to the Highways Agencies HA 65/94 Part 1 'Design Guide for Environmental Barriers' and HA 66/95 Part 2 'Environmental Barriers: Technical Requirements' contained in Volume 10 for Environmental Design, Section 5.

The timber and steel components comply with the Specification for Highway Works (MCHW1) Clauses 304, 310 and 311. A 25 or 40 year life expectancy is offered with very low maintenance costs.

Barrier posts are steel universal beams of varying dimensions and centres depending upon the wind loading for the site. Timber components sit within the web of the posts and are stress graded. Timber treatment is CCA Category A pressure impregnated, though other treatments can be considered on request. Wherever possible, imported hardwoods are avoided and 'renewable' softwoods used.

The number and spacing of cant rails is carefully monitored to maintain tight joins in order to reduce sound leakage. The standard cost effective Barrier with a superficial mass of 10 kg/m$^2$, has the potential to reduce noise by 17.5 dB(A) and it is reasonable to expect a performance of 10 dB(A) attenuation.

The company is currently studying the changes in formulating wind loadings contained in HA 66/95 and the effects this may have on structural components and costs.

In conjunction with our Consulting Engineers, we have the ability to design and manufacture to suit any height and ground conditions, including tapering to suit differing panel heights or ground levels.

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# Berkshire Reflective Noise Barrier

## *General Information*

The principle of a reflective time clad barrier is to provide as large an acoustic shadow as possible. For maximum noise reduction, barriers should be as high, as long, and as close to the source or receiver as possible.

In the Department of Transport calculations for the prediction of road traffic noise, it is assumed that the sound transmitted through the barrier is negligible compared with that passing over or around it, the barrier should therefore, resist the transmission of sound. A barrier, to achieve its full potential screening of, say - 10 dB(A), would require a superficial mass of about 3 kg/m$^2$ based on the barriers thinnest single thickness. This minimum mass, however, gives constructional problems when designing for both a 25 and 40 year life expectancy. It is also essential that the design takes account of joint tightness to minimise sound leakage.

The standard Berkshire Noise Barrier is based on a mass of 10 kg/m$^2$ giving a possible attenuation of 17.5 dB(A). A second specification is offered with a mass of 13.25 kg/m$^2$ giving a potential sound attenuation of 19 dB(A).

Fencetec Limited have the capability of designing and manufacturing to suit clients' structural needs, including wind loading and foundation calculations. We would be pleased to advise design costs, if appropriate.

Sound reduction over 19 dB(A) requires such a significant increase in the mass of timber that the cost is greatly increased.

The Berkshire Noise Barrier is a cost effective method of reducing noise while retaining a traditional aesthetic appearance.

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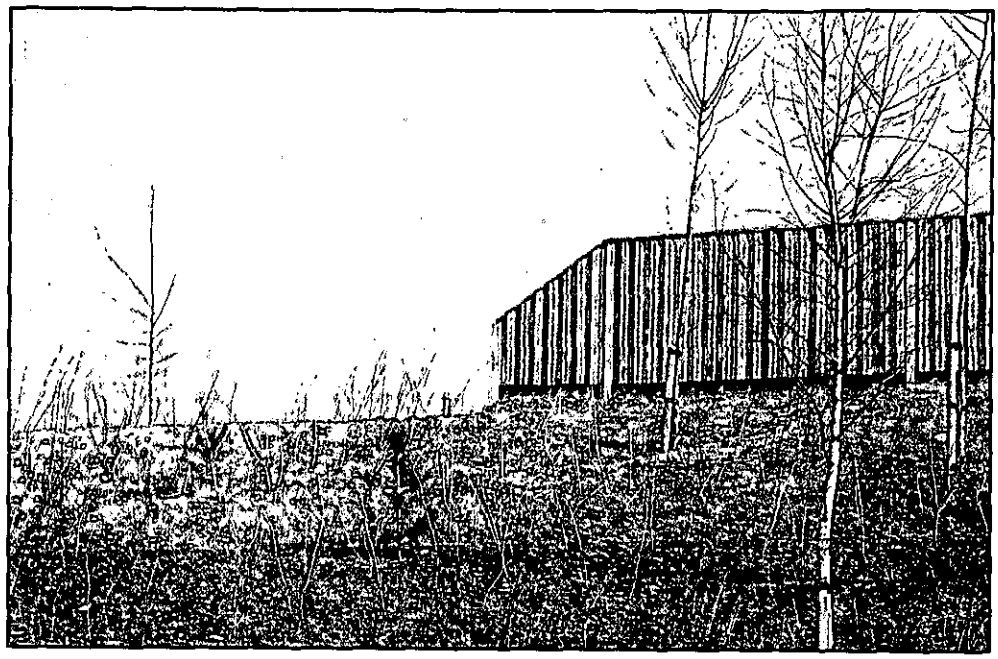
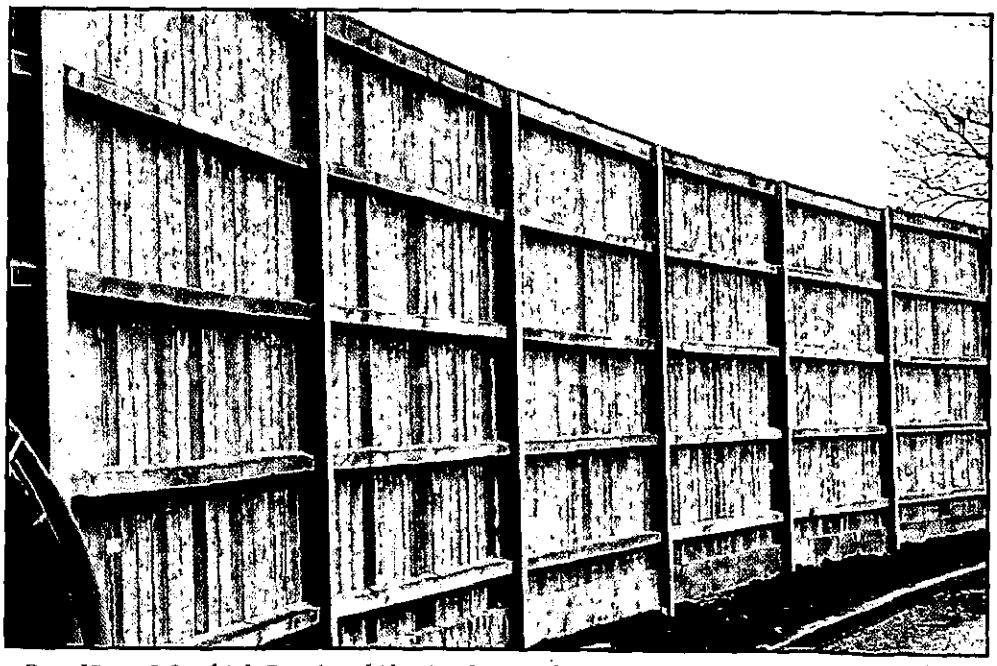
# Berkshire Reflective Noise Barrier



*Face View: 1.5m high Barrier on Bund sheltering houses from new by-pass - Essex*



*Rear View: 3.0m high Barrier sheltering houses from Lorry Delivery Yard - Lancashire*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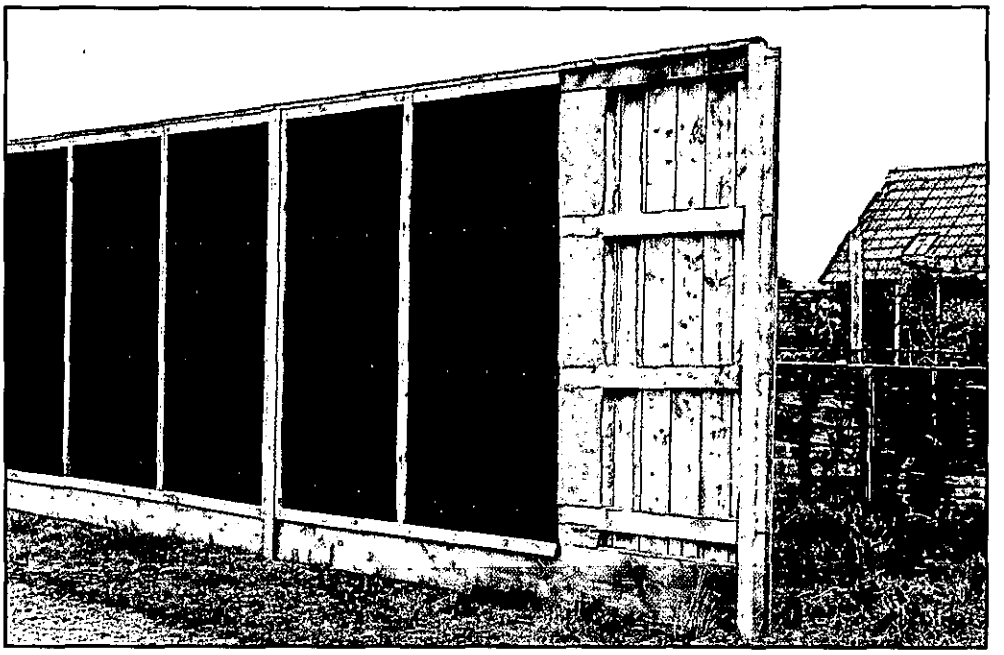
# Berkshire Absorptive Acoustic Barrier

## *General Information*



*2.5m high Barrier basic industrial finish on face, no ornamental trimmings*

The Berkshire Acoustic Barrier is based on the very successful timber clad Berkshire Noise Barrier (Reflective). Though more expensive than the Reflective Barrier, the Acoustic Barrier gives a greater degree of attenuation and reduces reflected noise nuisance.

With the proven versatility of the constructural design, single sided, double sided or partial sided absorptive barriers can be erected at a very reasonable cost.

The absorptive material is contained within the framework and may be protected by several methods dependent upon the extent of interference expected, i.e. from vegetation, animals, birds, humans, or traffic dirt. Timber vertical battens of varying designs can be placed over the outer membrane to produce a pleasant aesthetic appearance.

Through the range of peak traffic frequencies, the standard infill specification gives attenuation characteristics of 8 dB(A) absorptive and 25-30 dB(A) airbourne insulation. Lower frequencies associated with slow moving or stationary heavy vehicles can be catered for on request.

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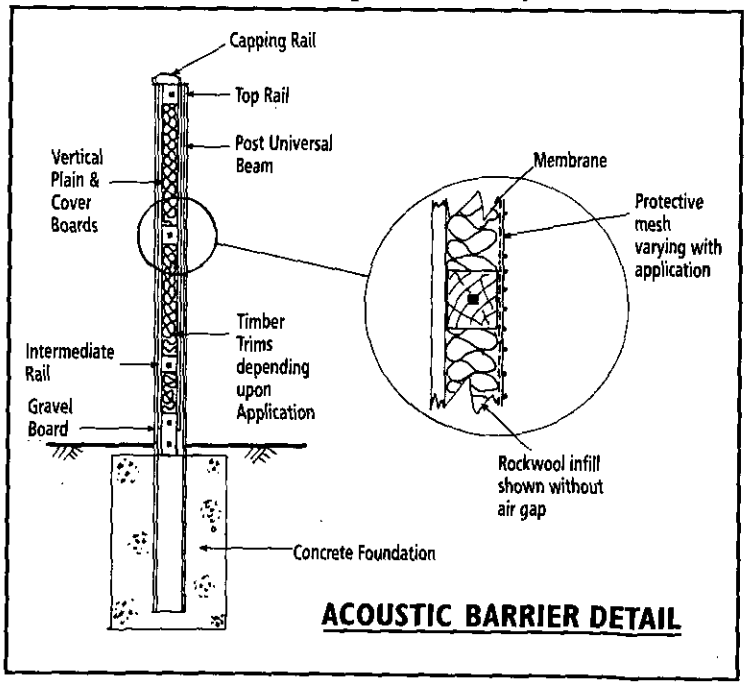
# Berkshire Absorptive Acoustic Barrier

## *Specification*

The Berkshire Acoustic Barrier is based on a modified version of the successful Berkshire Noise Barrier. For structural information please refer to the Berkshire Noise Barrier Specification.

The absorptive materials, encased within the Barrier, comply with the Specification for Highway Works (MCHW1) Clause 310 and take into account the agencies HA 65/94 Part 1 'Design Guide for Environmental Barriers' and HA 66/95 Part 2 'Environmental Barriers: Technical Requirements' contained in Volume 10 for Environmental Design, Section 5.

The standard Rockwool infill has a density of 100 kg/m$^3$ giving a sound absorption coefficient of 0.8 and above, for peak traffic noise frequencies of 500-1500 Hz. Other frequencies may be catered for using different thickness, densities and creating air gaps.



ACOUSTIC BARRIER DETAIL

Membrances protecting the infill will vary depending upon the barrier's position and the natural or unnatural wear and tear expected. Further protective layers may be added before vertical timber battens are fixed to the face of the barrier. Each situation is examined and durability assessed.

Standard barrier attenuation characteristics are 8 dB(A) sound absorption and 25-30 dB(A) airbourne sound insulation.

The Acoustic Barrier has the same flexibility in structural design as the Berkshire Noise Barrier and in conjunction with our Consulting Engineer most clients' needs can be met.. We would be pleased to advise design costs, if appropriate.

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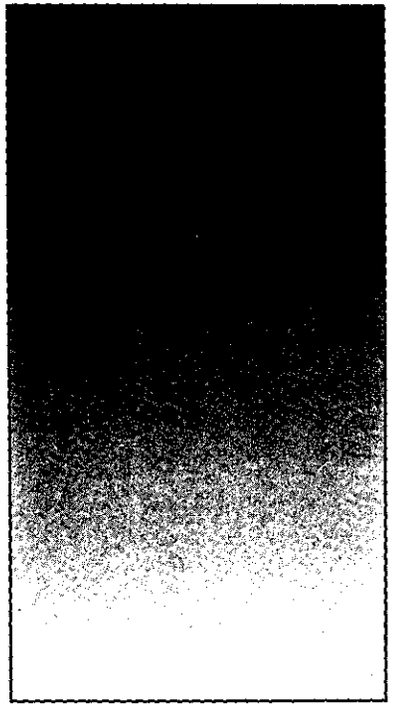

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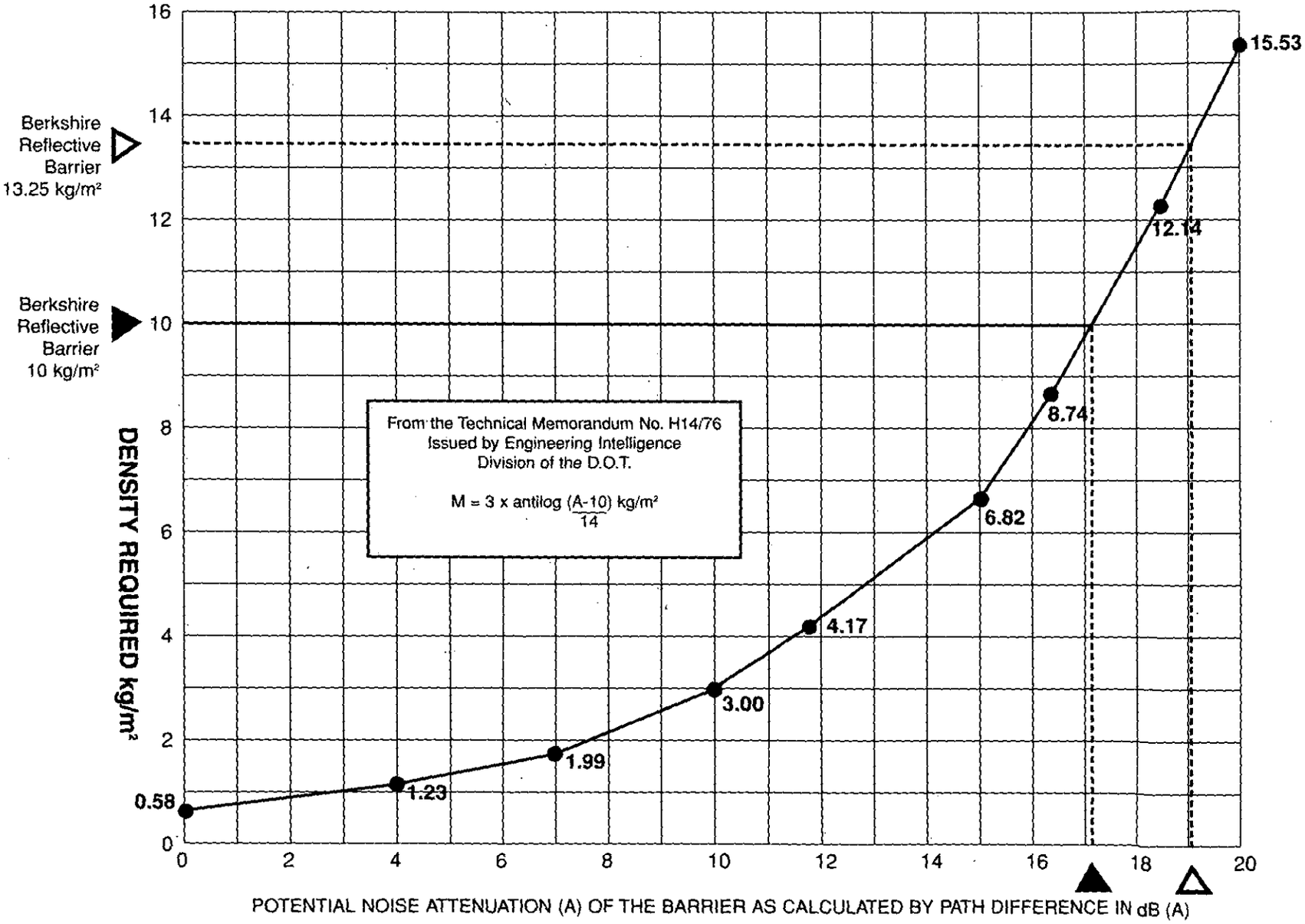

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