APPLICATION NO:
F/2002/8039

LOCATION:
Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira School Road, Hurst Reading.

APPLICANT:
Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd

PROPOSAL:
Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2003

CASE OFFICER: **Emy Circuit**

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 September 2003
My ref: EXC/2002/8039
Your ref: 11495/A3/MXS

Mark Sitch
Barton Wilmore Planning
Beansheaf Farmhouse
Bourne Close
Calcot
READING
RG31 7BW

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 Sitch,

PROPOSED ERECTION OF 25 DWELLINGS AT ASHINGTON, TUMBLEWEEDS, ROSE VALE AND MUFULIRA, SCHOOL ROAD, HURST – APPLICATION F/2002/8039

I write with regard to the above application, which has not yet been determined, although I understand that it has been the subject of discussions with the Principal Planning Officer, Jenifer Jackson, following which you indicated that it would be withdrawn. In view of this, if I do not hear otherwise from you by 19 September, the application will be considered as withdrawn.

If you would like to speak to me about this issue, I can be contacted on (0118) 974 6479.

Yours sincerely

NB intended 29th but have not heard by 29th in any case.
29/9/03

Emy Circuit
Senior Planning Officer, Development Control

cc: the Planning Inspectorate

File: School Road,

CONFIDENTIAL

Brief Notes of SAI Group Meeting
3rd March 2003

Present: Colin Lawley (Legal)
Jim Dunning (Planning)
Tony Street (Highways)
Helen Rowlay (Education
Sarah Hollamby (Housing)
Kerrin Lithgow (Planning)
Jennifer Jackson (Planning)

ACTION

1) Notes of Previous Meeting

Agreed.

2) Reports

D.C. briefing reports on planning applications were considered by the group and the following recommendations were made as to planning obligations:-

The group noted that there were seven separate applications from the University. The group discussed the question of the cumulative effect of seven applications and how this could be dealt with. It was concluded that each application would still have to be considered separately with individual agreements.

(i) 0/2003/8525 & 8526
Outline application for the proposed erection of 164 dwellings – Lane End Farm/Horticultural Station, Cutbush Lane, Shinfield

This site has a complicated history with two previous appeal decisions. It can be dealt with in isolation. Sarah and Colin referred to negotiations by the University regarding a restrictive covenant and the request for 20% affordable housing. It was agreed that there should be 32 units of affordable housing (19.5%).

The Highways contribution would be £197.000 but in the event of the Met Office Section 106 Agreement being completed, this would be reduced to £130,000. Tony will provide Kerrin with details of Highway contributions for each of the sites. — Tony

It was agreed that the open space/recreation would be a recalculation of the previous contribution. It was agreed on all University sites that:-

ACTION

a) Key worker housing would not apply
b) A contribution relating to Health, Parish Council community projects should be looked at on a unit basis
c) Education would provide a calculation for the sites — Helen
d) Library contribution to be considered

With regard to this application, the Section 106 agreement should provide that no dwellings may be occupied until the proposed transport gyratory arrangement has been completed pursuant to application F/2003/8527 and 8528.

(ii) F/2003/8527 & 8528
Proposed transport gyratory arrangement - Junction Of Cutbush Lane/Hollow Lane, Shinfield.

It was noted that this would need to be completed prior to first occupation of the development at Lane End Farm (0/2003/8525 and 8526) and The Manor (0/2003/8537 and 8538).

(iii) 0/2003/8529 & 8530
Outline application for the proposed erection of a B1 office building and part retention, part demolition of existing building with replacement car parking. Proposed erection of double garage and enlargement of curtilage for Lane End Farmhouse – Lane End Farm, Cutbush Lane, Shinfield.

It was decided that the previous appeal should be checked.

(iv) 0/2003/8531 & 8532
Outline application for the proposed erection of 45 dwellings and new access to Hyde End Road via School Green, Shinfield – Land rear of Shinfield House, School Green, Shinfield.

It was decided that £75,000 should go towards Highways but in the event of the Met Office Agreement being completed, there would be no contribution from this development re. highways.

26% affordable housing would apply.
Education, Community, etc. would apply as set out above. — Helen

(v) 0/2003/8533 & 8534
Outline application for the proposed erection of 75 dwellings, access and Open Space – Applied Research Station, Shinfield Road, Shinfield.

ACTION

It was agreed that there would be a Highway contribution of £215,000
26% affordable housing
Education, Community, etc. would apply as above. — Helen

(vi) 0/2003/8535 & 8536
Outline application for the proposed erection of 80 dwelilngs and access – The Manor, Church Lane, Shinfield.

It was agreed that the Highway contribution would be £137,000
26% affordable housing
Education, Community, etc. would apply as above. — Helen

(vii) 0/2003/8537 & 8538
Outline application for the proposed erection of buildings for B1 use – The Manor, Brookers Hill, Shinfield.

It was agreed that the Highway contribution would be £262,000. If the Met Office Agreement, then this would be reduced by £156,000 to £106,000.
Community contributions would apply as above. Development not to be occupied until gyratory completed (F/2003/8527 and 8528).

(viii) F/2002/8529
17, Murdoch Road, Wokingham. Demolition of existing building and erection of 12 flats with car parking.

It was decided that the previous contributions relating to F/2002/7490 should remain subject to index linking.

(ix) F/2002/8039
Land at Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst. Erection of 25 dwellings, demolition of 4 existing dwellings, construction of new access road.

It was agreed that there would be a Highways contribution of £120,000.
Education contribution would be £69,012 towards primary education. — Helen
The secondary Education contribution would depend on the housing mix. Public Open Space/community facilities should be as referred to in the briefing.
Note, as would Libraries and fire hydrants.
26% affordable housing would apply.

ACTION

x) 0/2003/8388 & 8389
Southlake Infants School, Hearn Road, Woodley
Outline application for redevelopment of site for residential purposes. (0/2003/8388: 40 dwellings & 0/2003/8389: 42 dwellings).

It was agreed that there would be a full Education contribution to be calculated. A Library contribution is required. Highways contribution to be notified. — Helen
Affordable housing would be 26% of the units.
Community facilities and Recreation as shown on the briefing note. — Tony

3) **Any Other Business**

Kerrin requested application no. F/2002/8157 – Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley, be considered. It was decided that there should be a pro-rata increase.
Contributions based on floor space.

Tony referred to possible development by Luff Developments and a briefing to members relating to the Link Road to the Station. This was discussed briefly.

duplicate first appealed.

Confidential

SAI PANEL BRIEFING NOTE

Application No:	F/2002/8039
Location:	Land at Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst.
Proposal:	Erection of 25 dwellings, demolition of four existing dwellings, construction of new access road.
Applicant:	Millgate Homes
Case Officer:	Emy Circuit

This application is a duplicate of F/2002/6072, which was received on 20.03.2002 and is now the subject of a non-determination appeal.

The proposal relates to a 0.79 hectare site, located on north-western side of School Road, within the Identified Settlement of Hurst (a category B settlement). There are currently four detached houses on the site.

Planning permission for the existing houses was granted during the 1950's and although they have been subject to extensions and alterations there have been no previous redevelopment applications.

The proposal is to demolish the four existing houses and construct 25 new dwellings, a net gain of 21 dwellings.

The following mix is proposed:	6 x 2 two bedroom flats	} (60%)
	9 x two bedroom houses	
	6 x three bedroom houses	(24%)
	4 x five bedroom houses	(16%)

The following contributions were sought:

- **Access and Movement:** £120, 000, was sought in relation to access and movement, the majority of which would used to extend funding of the bus service.
- **Education:** The site falls within the catchment of St Nicholas Primary School and the Holt and Forest Secondary Schools. £69,012 was sought towards provision of primary education facilities and £37,004 towards secondary education.
- **Public Open Space/Community Facilities:** In the absence of any onsite open space, £6,300 towards off-site play provision and £10,500 towards teenage facilities was sought. The contribution towards play provision would be used to upgrade the surfacing at the Martineau Lane play area (approximately 100 metres from the appeal site). This would comprise of a 261m^2 bark surface that would be replaced to a depth of six inches at a cost of about £3000 (850 bags at £3.50 a bag), followed by

regular in-fills as bark is eroded away. The contribution of £10,500 towards teenage facilities would be used for provision of a teenage shelter.

- **Libraries:** £1080 towards provision of library facilities was sought.
- **Affordable Housing:** The proposal would result in a gross gain of 25 dwellings and a net gain of 21 on a 0.79 hectare site. Hurst is a settlement with a population of under 3,000 where, in accordance with Policy WH7 of the emerging local plan, an element of affordable housing will be required from developments of 15 or more dwellings or sites of over 0.5 hectare. The local Plan Inspector has recommended that this threshold be reduced to 5 dwellings or 0.25 hectares. In either case the proposal would be above the threshold and, therefore, there is a requirement for six of the units to be affordable. The affordable dwellings should be built to Housing Corporation Scheme Development Standards and transferred to a partner RSL at a price not exceeding 90% of the Housing Corporation's Total Cost Indicators. These dwellings should be transferred prior to occupation of the units for sale.
- **Fire Hydrants:** Royal Berkshire Fire and Rescue requested £221 for the provision of an additional hydrant.

The primary consideration for the SAI Panel is whether there have been any changes in circumstances between the receipt of the two applications that would justify changes in the contributions sought.

WORK SHEET FOR : Emy Circuit

Application Number : F/2002/8039

Applicant : Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd.

Location : Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, Reading.
Proposal : Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : ....10 December 2002 + green sign on telegraph pole

Date Registered : 27/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 22/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

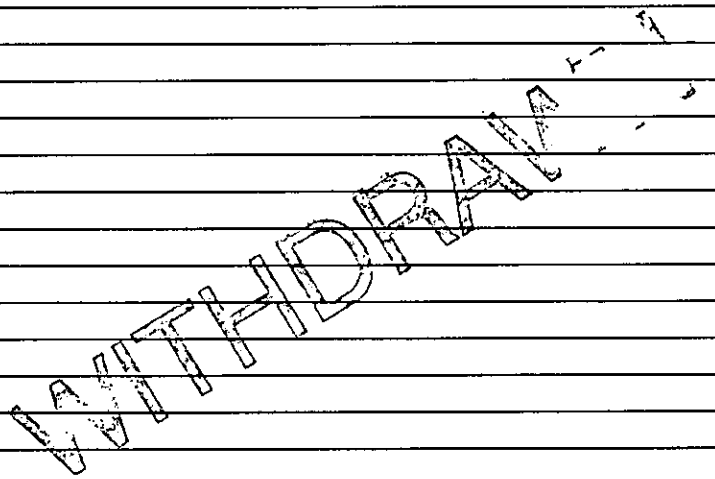
Consultation Responses :

WITHDRAWN

Planning Issues :

Application Number: F/2002/8039

Appraisal :



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

Application Number F/2002/8039
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira School Road Hurst Reading.

APPLICATION NUMBER: F/2002/8039

OFFICER: Emy Circuit

DATE OF SITE VISIT: 10 Dec 2002

1 SITE/STATUTORY NOTICE DISPLAYED ? Green s/n on telegraph pole outside Tumbleweeds.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING 2s1 complex roof form
Ashington – red brick.
Tumbleweeds – s/st cream render
Rose Vale – s/st yellow brick
Mufulira – 2st white render

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

64865
EXC
13 JAN 2003
COPIES TO
ACK.
FILE.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Ms. E. Circuit,
Development Control Officer,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

11495/A3/MXS/DW

BY FAX & POST: 0118 9746484

10th January, 2003

Dear Ms. Circuit,

LAND AT ASHINGDON, TUMBLEWEEDS, ROSE VALE AND MUFULIRA, SCHOOL ROAD, HURST
FULL PLANNING APPLICATION F/2002/8039

We refer to your Officer's Report to, and the outcome of the 11th December Development Control Committee and write to request your Council's advice, whether there are any changes that could be made to this duplicate application F/2002/8039 to overcome the additional reason for refusal proposed at this meeting.

In relation to the appeal proposal, the Officer's Report sets out three reasons for refusal, had your Council been in a position to determine the application and a fourth reason for refusal was added at Committee. The Officer's Report recognises that each of the three reasons for refusal could be withdrawn. Details relating to the protection of the great crested newt population will be provided to you shortly (reason no. 1) and it is intended to deal with reasons 2 and 3 by way of a Section 106 Agreement. We are therefore left with the additional reason for refusal no. 4.

Putting the appeal to one side, we would be pleased to enter into discussions with yourself and the Local Member to explore the opportunity to amend the application proposal.

Cont/d.....

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch, Angela Doone

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Your early response would be appreciated. If you require any further information or consider a further meeting would be helpful, please do not hesitate to contact me in the first instance.

Yours sincerely,

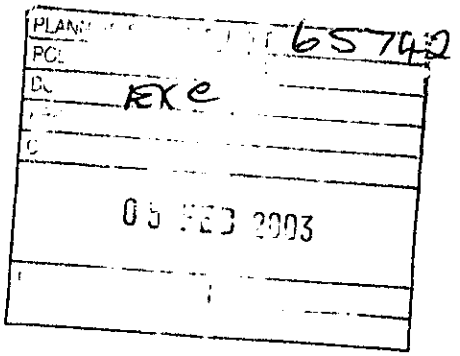
MARK SITCH
Director

cc. P. Westcott, Esq. - Millgate Homes

ENVIRONMENT AGENCY

Our Ref : SP/2002/005503-2/1
Your Ref : F/2002/8039

Date : 03 February 2003



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

Dear Sir/Madam

25 DWELLINGS WITH NEW ACCESS ROAD. LAND AT ASHINGDON, TUMBLEWEEDS, ROSE VALE & MUFULIRA SCHOOL ROAD, HURST, READING

Thank you for your letter dated 4th December 2002, received on 5th December 2002. Please quote the following reference in any correspondence: SU77SE/20/20. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Land Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to

ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

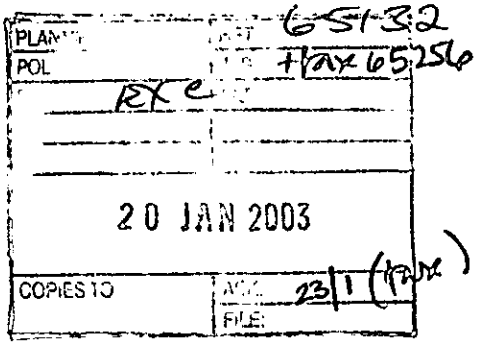
KATE RALLS
Planning Liaison Officer

CC: Millgate Homes
CC: The Barton Willmore Partnership Reading Ltd

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



17th January 2003

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

The St Nicholas Hurst Parish Council has considered the ecological survey submitted in support of the above application.

The Parish Council notes the survey's conclusion that translocation of the Great Crested Newts is the best option. Since the proposed development covers the whole area of the site it is hardly a surprising conclusion as it is the only conclusion that would enable the proposed development. Further more it is noted that the survey is limited to the development site and does not consider the effect on the acknowledged wider local population of this protected species

The Parish Council would point out that before development can start the developer must get a licence from the Department of Environment, Food and Rural Affairs (DEFRA) who in turn will consult English Nature to establish whether the application to move the newts would ensure the "maintenance of favourable conservation status".

The Parish Council would further point out that the conditions that have to be met before such a licence is granted are as follows:

1. There must be no satisfactory alternative.

2. The development will not be detrimental to the maintenance of the populations of the species concerned at a favourable conservation status in their natural range.

3. The development must be for "imperative reasons of overriding public interest including those of a social or economic nature".

This development demonstrably fails all these tests outright. For this reason planning permission should not be granted as the developer will clearly be unable to get the DEFRA licence.

In summary the Parish Council repeats that the proposed development on this site represents gross overdevelopment in an unsustainable location in a rural settlement and the damage that would ensue to the Great Crested Newt population in the area is yet another example of this.

St Nicholas Hurst Parish Council asks that this application be refused for all the reasons stated in this letter and the Council's letter of 15th December 2002.

Yours sincerely,

Clerk

For plans see Officer file.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 JAN 2002	
COPIES TO	

Date: 17 December 2002

To: Roger Johnson - Drainage

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6264

Location: Land Rear Of 157 - 163, Reading Road, , Wokingham.

Proposal: Proposed erection of 10 dwellings with garages. Demolition of one dwelling (no 163).

Applicant: Luff Homes Ltd C/O Andrews Kalik Associates.

Case Officer: Emy Circuit

The new plans show the following: Drainage details (conditions 11, 12 & 13).
Drawing nos: 7105:05, 7105:04, 7105/02B, 7105/01B.

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 8/1/03

Date: 03 January 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8039

Location: Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, Reading.

Proposal: Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

Applicant: Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd.

Case Officer: Emy Circuit

The new plans show the following: Ecological Survey. Report dated July 2002.

Comments are required by 13/01/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | (ADDITIONAL PLANS) | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8039 Date Rec. 23 DEC 2002

Location: Land at Ashington, Tumbleweeds, Rose Vale & Mufulira, School Road Parish: Hurst.

Applicant: Millgate Homes

Description of attached plans: Ecological Survey

Drawing No's: Report dated July 2002

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

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)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 03.01.PS

Yellow - Case Officer Copy
Green - Part One Copy

Emy Circuit
From: Gareth Matthes [garethmatthes@yahoo.co.uk]
Sent: 23 December 2002 14:51
To: Emy Circuit
Cc: Mark Sitch
Subject: Re: School Road, Hurst 11495/A2 - Great Crested Newts and Bats

Dear Emy

I have attached information for your attention

relating to the above application

Regards

Gareth Matthes

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SchoolRoad231202.doc


SCHOOLRoad HURST.doc

ADDITIONAL PLAN

8039 - 01

Gareth Matthes
GPM Ecology
10 Bartholomew Close
Haselmere
Surrey
GU27 1EN

23rd December 2002

Emy Circuit
Correspondence by Email: emy.circuit@wokingham.gov.uk
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms. Circuit

Properties at School Road, Hurst - Ecological (Newt and Bat) Surveys

Andy Glencross suggested that I send a copy of the above survey to officially confirm presence of Great Crested Newts and Bats on this development site, as I understand that you have no record of these species on this application. However, my records suggest I sent a copy of this report to Elaine Vashi dated 30th July 2002. Andy informed me that I need only send a copy to you by email. If however you do require more information please do not hesitate to contact me

Regards

Gareth Matthes BSc MSc AIEEM

8039

ADDITIONAL PLAN

PROPERTIES AT SCHOOL ROAD, HURST

Ecological Survey, July 2002

1.0 INTRODUCTION

1.1 Brief

GPM Ecology was commissioned by Millgate Homes to carry out a survey for protected species at the properties Ashingdon, Tumbleweeds, Rose Vale and Mufulira on School Road, Hurst prior to submitting an application for the development of a small housing development consisting of 25 units.

A Great Crested Newt survey was carried out by Gareth Matthes and a bat survey conducted by Mick Finnemore during May and June 2002 to assess presence or absence of species protected under both British and European law, as detailed in **Appendix I.**

Gareth Matthes has practised as a consultant ecologist specialising with protected species issues for six years, and has held a Great Crested Newt survey licence for five years (licence number 20020856). Mick Finnemore over 20 years experience as a bat surveyor, has been a licensed bat worker since licensing began (licence number 20011634) and has worked as a consultant ecologist for four years.

1.2 Site Location

School Road is situated approximately 8km east of Reading in the village of Hurst and can be accessed off the A321 (Wokingham Road) at grid ref. SU 796 735 **(Figure 1).**

1.3 Site Description

The site consists of four properties, built between 1950's and 1960's set in large mature gardens. Ashingdon, Tumbleweeds and Rose Vale are all bungalows, whilst Mufulira is a typical 1960's two storey house. A small garden pond is located at the back of Ashingdon **(Figure 2).**

2.0 METHODOLOGY

2.1 Great Crested Newt Survey

During each visit, vegetation along the pond margins was checked for Great Crested Newt eggs. Around sunset 2-litre bottle-traps were set along the pond margins, positioned at 2m intervals and 1m from the banks. Traps were then checked and emptied early the following morning shortly after sunrise. Due to the extensive coverage of Duckweed it was not possible to survey the pond using a high-powered torch.

Three survey visits were made to determine presence or absence and a further three visits were made if presence was confirmed, to determine the population status. **Appendix II** provides further detail on Great Crested Newt survey techniques. In addition to the surveys of the pond, notes were made on the quality of terrestrial habitat to be effected by the development.

Notes were made on the water temperature at 5cm below the surface when the traps were set-up and emptied, providing minimum and maximum water temperatures.

2.2 Bat Survey

All buildings as shown on the Ian Keen Ltd drawing No 4396/01 (**Figure 2**) were surveyed using the following methodology: -

(a) Signs of residency by bat species. This consisted of a slow methodical search both internally and externally for actual roosting bats and their signs. Scratch marks and staining at roosts and exit holes, can be used to identify the presence of bats. Droppings on walls, windowsills and in roof spaces can be used to identify species. The presence of spider webs at a potential roost can often indicate their absence.

(b) An assessment of the potential of a building to provide a roost either in the summer (nursery) or winter (hibernation) based on 20 years previous experience of bat occupancy at other sites in Great Britain.

This survey was achieved using a strong torch to assess dark internal areas. Ladders and binoculars were used to examine the buildings externally.

3.0 RESULTS

3.1 Great Crested Newt Survey Results

Great Crested Newts were confirmed as breeding within the pond after the first visit when Great Crested Newt eggs were located on *Glyceria* sp. and *Callitriche stagnalis*. Five visits were made as opposed to the recommended six, on account that it was felt that the maximum counts had been achieved and due to concerns for casualties within traps under warmer weather conditions. **Table 1** details the results, with a peak count of 11 Great Crested Newts on visit two.

Table 1: Great Crested Newt (GCN) Survey Results

Visit	Date	No. of traps	Sex	Other species	Min/Max
1	21/5	8	2f	SN 1m 2f	No record
2	26/5	8	5f 6m	SN 5m 5f	11-10°C
3	29/5	8	1f	SN 5m 5f	11-11°C
4	7/6	8	4f 2m	SN 5m 1f	13-12°C
5	11/6	8	5f 1m	SN 3m 6f	12.5-12.5°C

Key: f – female m – male SN – Smooth Newt

A female Great Crested Newt was also observed during visit four within a water storage container standing on the ground close to Ashingdon. The container had vertical sides approximately 0.5-1m high and was full of water at the time of the visit.

3.2 Bat Survey Results

Ashingdon. A typical 1950's brick built bungalow with concrete tile roof. Attic rooms have been constructed giving two rear facing dormer windows, which are tile clad. Two to three Pipistrelle type droppings were recorded adhered to the windows. The owners often see small bats (possibly Pipistrelles) over the garden during May but not afterwards. **Medium probability of bat interest.**

Tumbleweeds. A typical 1950's brick built bungalow with concrete tile roof. Overall the building was in excellent repair with no signs of bat usage on window-sills or windows. The attic was effectively sealed with a DIY foil coated bubble wrap material and had no signs of bat usage. **Low probability of bat interest.**

Rose Vale. A typical 1950's brick built bungalow with concrete tile roof. Although the attic was not checked the property was generally in good order with no gaps under ridge tiles. A tile clad bay on the front elevation was checked and whilst a gap between tile and soffit was evident it contained a birds nest (possibly House Sparrow or Starling). No signs of bat usage were recorded. **Low probability of bat interest.**

Mufulira. A typical 1960's two storey rendered brick house with a clay tile roof. Bedrooms had been built into the attic space leaving only two small areas of intact attics. Approximately 10 old bat droppings were found scattered throughout with the point of access thought to be via the ridge tiles. The property had recently been renovated (last year) with new Upvc soffits and bargeboards and the ridge tiles had been re-mortared which effectively denied the bats further access. **Low/Medium probability of bat interest.**

Due to time constraints a full survey of the trees to be removed was not undertaken.

4.0 INTERPRETATION OF RESULTS

4.1 Great Crested Newts

The survey indicates that the population present within the pond is a medium population class assessment, with a peak count of 11 adult newts (see **Appendix II**). Although the pond was surveyed towards the end of the peak-breeding season the size of the pond and relatively low numbers of newts observed indicates that the population would not be classed any higher if the survey were extended across the breeding season. It was felt that the water storage container did not represent a breeding site but did provide evidence of their distribution within the garden.

The terrestrial habitat consists of mature gardens. The north-western half of Ashingdon and Tumbleweeds back-gardens, extending approximately 20m from the rear boundary of these properties, has a large number of trees and shrubs as well as composting vegetation and dead wood. The garden area closer to these two properties composed of maintained lawn with mature shrubbery and flowerbeds.

Planning considerations

Great Crested Newts are a material consideration in determining the planning permission for the site and in order for the development to proceed will require:

1. Consultation with English Nature and issue of a development licence by DEFRA.
2. Mitigation to minimise harm to Great Crested Newts
3. Compensation for the loss of habitat

4.2 Bats

Pipistrelle type droppings were recorded on the dormer windows of Ashingdon indicating a possible bat roost beneath the hanging tiles. The owners also mentioned often seeing small bats during May but not later. This would indicate that a transitional or temporary roost might be present but not a breeding roost. This would need to be confirmed by further surveys. However, the position of the dormer windows, which are set back from the rear wall makes it difficult to survey using ladders. If bats are confirmed as present then a DEFRA licence would be required before development could commence.

Whilst a scattering of bat droppings were recorded within the attic space of Mufulira they were old and access points for the bats has been sealed due to recent repairs. It is therefore thought that a DEFRA licence would not be required in this instance.

Planning considerations

Until further surveys have been conducted bats remain a material consideration in determining the planning application for this development.

5.0 RECOMMENDATIONS

The results indicate that the development has a low level of impact on bats, but the removal of a Great Crested Newt breeding pond will have a high level of impact upon the population of this species. However, the Great Crested Newt population breeding in the pond at Ashingdon is currently within a private garden, whose future cannot be guaranteed.

It is considered that the Great Crested Newt issue on this development site can be resolved through the careful planning and delivery of a sound mitigation and compensation strategy. In order for such a development to take place the following needs to be resolved:

- A release site 'safe' from future development or other potentially damaging impacts needs to be acquired within close vicinity to School Lane, with newly created breeding ponds and terrestrial habitats established and an ecological management plan financed and secured for the site.

- A development licence with a supporting method statement will need to be issued by DEFRA (see below), once English Nature are satisfied with the mitigation and compensation for this scheme.

- A translocation scheme needs to take place and be completed ensuring that every *reasonable effort* is made to remove Great Crested Newts from the development to the new release site before ground breaking works and in-filling can commence.

- The development should incorporate designs, minimising harm to Great Crested Newts that remain in the area. For example low-angle curbing allows amphibians to climb out of the carriageway.

5.1 Great Crested Newt Translocation Strategy

As highlighted on **Figure 2** the current plans are to remove the entire breeding pond. In order for the development to proceed with the current design a method statement needs to be produced as part of a disturbance licence and submitted to DEFRA, outlining the process of creating new habitats and translocating the population to these new habitats. As part of the consultation process English Nature will be consulted by DEFRA. DEFRA will only issue a licence if English Nature agree that the action of this development will not be detrimental to the maintenance of the population at a favourable conservation status. See **Appendix I.**

Following the creation of new habitat and the issuing of a disturbance licence from DEFRA a translocation scheme will need to be adopted, such as that outlined below:

1. The time of year that such translocation exercises take place is critical in ensuring that a breeding population is removed from a development site. During January a newt-proof fence will need to be constructed from a polythene-type material attached to wooden stakes and buried into the ground around the margins of the pond. Pitfall traps consisting of 7.5 litre buckets (with lids) sunk into the ground, will need to be spaced either side of the fence at five metre intervals. A pitfall trapping exercise will also be required around the pond at Ashingdon as well as within the gardens of the four properties.

2. Trapping should commence during February once night-time temperatures are rising above 5°C. Traps must be checked each morning continuously through to the end of the breeding season (mid-June) or until newts have stopped entering the pond to breed. During periods when trapping does not take place, such as during cold spells, lids will be fixed to close pitfall traps.

3. During March through to the end of the trapping period egg-strips should be placed within the pond and any eggs found on the strips should be removed and relocated into the new breeding ponds, ensuring they do not desiccate during transit.

4. A destructive search of terrestrial habitat around the pond and at key features elsewhere on the development site will be required.

5. The pond will need to be drained down using a pump with a floating or meshed inlet, thereby ensuring any newts remaining in the pond are not sucked into the pump. As the water levels fall the pond will be trapped and checked further for Great Crested Newts that evaded previous capture.

5.2 Great Crested Newt Compensation

In order to compensate for loss of Great Crested Newt habitat at School Road, any habitat creation agreed within the method statement supporting the DEFRA licence to disturb Great Crested Newts needs to consider the following points:

1. Size of site. A pond size of approximately 26m^2 will be lost to development, as well as 0.08ha of low-maintenance mature terrestrial habitat at the rear of Ashingdon and Tumbleweeds. Maintained lawn, mature shrubbery and flowerbeds at the rear of these two properties covering an area over 0.08ha will also be removed by development. Oldham 1994 (para 3, page 53) makes the following comment on terrestrial habitat:

Scrub, woodland (both deciduous and coniferous) and gardens are regarded as providing newt friendly habitat, as distinct from pasture, arable and urban land. The lower critical limit of newt friendly habitat needed to sustain a viable population within 500m of the breeding site was taken as 0.4ha. The greater the area of good habitat, the greater the confidence that the site was suitable (provided other key features were satisfactory). Additionally, certain habitat features, notably hedges and ditches, enhance the suitability of a site.

Taking account of these points and the fact that there must be no net loss of GCN habitat it is considered that a reasonable area of land to be obtained and re-created for the purposes of translocation should be at least 0.2ha. In addition existing suitable terrestrial habitat of at least 0.4ha should be 25 to 50m from the new ponds, secure from future development and also maintained in the future for GCN.

2. Location. The new site should be within 1km of the existing ponds with good dispersal links between the new site and other ponds within Hurst.

3. Pond creation. Two to three ponds should be considered for creation with a combined surface area of 400m^2, each approximately 200m^2. Where possible water sources and duration over the season that water is held in each of the ponds should vary. Each of the ponds will need to be planted with native aquatic plants at the earliest opportunity to ensure establishment at the time of the GCN translocation.

4. Habitat creation. New terrestrial habitat should include creation of a mosaic of habitats including all or some of the following features:

a) Scrub – planting scattered native scrub species at a density of approximately 20 trees/0.1ha

b) Wet meadow with ditches – wet meadow species planted as plugs to include native Rushes *Juncus effusus* and Tussock Grass *Deschampsia caepitosa* and ditches created where appropriate.

c) Species-rich dry meadow habitats – seed sown, with species typical to hay-meadow MG5 Vegetation Community, such as Sweet-vernal Grass *Anthoxanthum odoratum* and Knapweed *Centuarea nigra.*

d) Hedgerow – double-row of native shrubs to be planted as transplants, spacing 45cm between transplants and 40cm between rows. Mulch mats may be necessary to suppress weed-growth.

5. Site maintenance and management. Stock and people proof fencing may be necessary for health and safety as well as to encourage habitat establishment. Initial maintenance necessary to ensure that the various aquatic and terrestrial habitats establish. Management required ensuring habitats maintained to optimise conditions for GCN.

5.3 Follow-up Surveys

5.3.1 Great Crested Newt

The Great Crested Newt is a sedentary species. Great Crested Newts disperse and colonise new areas at a much slower rate than other protected species, such as bats. However, should development be delayed for a year then further surveys should be carried out during peak breeding (mid-April to mid-May) to determine the current population class assessment.

5.3.2 Bats

Due to the requirement for the Great Crested Newt population to be translocated during spring and the potential problem associated with breeding birds it is recommended that a bat survey of trees is carried out between late September and early October or late February to early March. If after the survey trees fall into the medium/high probability group then the area of bat interest should be identified on site with the contractors to ensure that work does not affect any bat roosts.

It is recommended that follow-up visits be undertaken during May - July to locate potential nursery roosts at Ashingdon. A nursery roost survey would be achieved with the aid of a Bat Box III bat detector.

If for whatever reason there is a time delay of greater than six months between the surveys and felling or demolition, then the potential roost sites should be re-surveyed. These surveys should be phased with that of the site clearance or demolition to ensure that there is the shortest possible time span between the survey and site clearance.

5.3.3 Breeding birds

The trees to be removed on the site do provide potential bird breeding habitat. The timing of the removal of trees from the site will be important in order to ensure that there are no breeding birds on the site. If trees are removed inside the breeding season (March to August) then a bird breeding survey will be required and any tree removal will need to be postponed until the nest becomes unoccupied.

5.4 Removal of Potential Bat Roosts

5.4.1 Demolition of Buildings classified as Medium Probability of Bat Interest

If buildings are to be demolished the likely impact on roosting bats can be significantly reduced by carefully stripping off the roof to wall plate level and removing the soffit and bargeboard. Architectural salvaging of materials such as slates, boards and roof timbers can be employed to offset any increase in cost.

Broadly speaking where necessary buildings identified as potential winter hibernation sites should be demolished in the summer. Likewise those identified as potential summer nursery sites should be demolished either in April or October after prior consultation with English Nature and on receipt of a DEFRA licence.

5.4.2 Removal of Trees

Once a tree survey is conducted and a list detailing probability of bat interest produced, then the following considerations can be made with respect to tree felling.

Low probability trees can be felled in the normal manner. If any hole above 4m can be checked by the tree surgeon prior to felling and deemed unsuitable as either a bat roost or bird nest site due to the hole being shallow or water filled, the tree can be graded as low probability and felled in the normal manner.

The felling of trees which fall into Medium probability of bat interest should be undertaken during the months September/October or February/March to minimise disturbance to Great Crested Newts and breeding birds such as Thrushes, Owls and Tits which could be breeding in the gardens during February and March. The following felling procedure should be adopted:

1. All limbs and branches identified as having potential roost sites should be felled and lowered to the ground carefully, either by rope or by crane. Timber should then be stacked away from the immediate felling area and remain undisturbed until March/April or once the Great Crested Newt mitigation is complete.

   All of the aforementioned actions should be accomplished, without causing a violent movement such as dropping and jarring which would injure roosting bats.

2. After the period mentioned above, any cut timber containing suitable roosts holes or other sites should be cleaned with a chain saw and fixed to the remaining trees to provide alternative roost sites (or supplemented by bat boxes).

   For high probability trees appropriate mitigation measures such as one way flaps may be required, but only after prior consultation with English Nature and on obtaining a DEFRA licence.

5.5 Bat Mitigation

It is presently considered that Ashingdon may provide a seasonal summer roost, the loss of which could be mitigated via the provision of a number of Schwegler type bat boxes located on adjacent trees or incorporate features within new properties (such as Bat Bricks) to encourage roosting bats.

5.6 What to do on finding a bat

Whilst every effort has been made during the survey to locate the presence of bats they are by nature highly mobile mammals resting in narrow cracks and crevices often avoiding detection. If therefore during tree removal or demolition a bat or bats are found, then work in that area should stop immediately and English Nature should be informed and given reasonable time to offer advice.

A licensed bat worker can either be on site to supervise the works or site personnel can be instructed and bat rescue boxes supplied for use on site, although such recommendations should be first agreed with the relevant local English Nature Office.

5.7 Work Schedule

Presuming that DEFRA is able to issue a disturbance licence for Great crested newts, the following work schedule needs to be considered.

Table 2: Provisional Work Schedule

Items	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
1. Habitat Creation												
2. Bat survey												
3. Remove trees												
4. GCN fence and traps installation												
5. GCN trapping												
6. Demolition												
7. Site clearance												

Note timing of tree removal will depend upon the outcome of bat surveys, potential impact tree removal could have on Great Crested Newt habitat and bird breeding.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/8039

YOUR REF:

TO: Emy Circuit - Planning **DATE**: 2/1/03

PLANNING APPLICATION NO. F/2002/8039.
PROPOSED ERECTION OF 25 DWELLINGS WITH NEW ACCESS ROAD AND DEMOLTION OF 4No EXISTING DWELLINGS ON LAND AT ASHINGTON, TUMBLEWEEDS, ROSE VALE & MULFULIRA, SCHOOL ROAD, HURST.

This is a duplicate planning application to that submitted under F/2002/6072 and for which planning permission was refused by the Development Control Committee at its meeting held on 11 December 2002.

The objection which will no doubt also apply to this planning application essentially is one of planning policy principle relating to the development of a Category B site in a location with limited amenities and services etc.

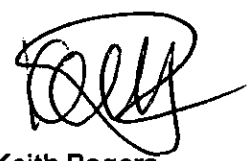
As with the earlier application (F/2002/6072) all technical matters with regard to access and movement have been satisfactorily addressed by way of the latest layout plan No 11265/P02 Rev E.

Accordingly, any planning consent granted by the Council or by an Inspector at appeal should include the following conditions:

1. C049
2. C122
3. C124 (11265 P02 E)
4. C126 (11265 P02 E)
5. C128 (Notwithstanding the submitted drawings the dwelling .....)
6. C129
7. C131
8. C135

Informative
1. N01
2. N07
3. The internal road will need to be built to an adoptable standard and the developer will be expected to enter into a separate agreement with the Council made under S38 of the Highways Act 1980 with regard to adoption of the same as highway maintainable at public expense.

As previously advised, the proposal is likely to result in a 5% increase in traffic for which the developer should make an appropriate contribution (£120,000 is being sought) towards off-site improvements (local highway & traffic management measures) and/or sustainable transport initiatives. Given the fact that the current Rural Bus Support Grant arrangement ends in April 2004, and in the event of any planning consent being granted, it is recommended that the majority of the requisite contribution be used to subsidise the local bus service. However, the Council would wish to retain the flexibility to use the same on local highway/traffic management/transport initiatives in Hurst.



Keith Rogers
Team Leader (Highway Development Control)

Date	16/12/02
Case Officer	Emy Circuit
Location	Land at Ashingdon, Tumbleweeds, Rose Vale & Mulfuria, School Rd, Hurst
Proposal	Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.
Application Number	F/2002/8039

N.B. The Executive on the 4 December considered recommendations to modify the Local Plan. They agreed that the plan should be modified in accordance with the proposed modifications except for the following:

1. Minor changes to wording on Chatsworth Avenue
2. Further clarification on densities in Category B settlements following discussions with GOSE
3. Amendments to the Twyford Parking Zone
4. The Dowles Green housing site is to be split into 2 sites

In Line with regulation 29 of the T & CP (Development Plan) (Engalnd) Regs 1999, the Council will consult on the proposed modifications, this is expected to start on the 29 January 2003.

The following policies (as contained in the Consolidated Modified Plan) are relevant to this application:

WOS1(b): Sustainable Development
WOS2: Housing Development Principles
WOS3: Development Control Principles
WBE1: Design and New Development
WH1A: Housing Development – Unidentified Sites
WH3A: Housing density
WH6: Variety of Housing
WH6A: Housing Design
WT7: Road Safety

The proposal is a previously developed piece of land located within the identified settlement of Hurst. Therefore, development is acceptable in principle under Policies WOS1(b) and WOS2. It also complies with PPG3 (2000) which stresses the importance of concentrating additional housing on previously developed land within urban areas. The Consolidated Modified Local Plan classifies Hurst as a Category B settlement because it possesses a low range of basic services. In such settlements only limited infilling and small windfall development should be permitted (at less than 1ha (0.79ha) this application is considered a small windfall).

The proposal should however, be tested against Policies WOS3, WBE1, WH1A, WH6A and WT7. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of adjoining occupiers. It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety of the surrounding road network or the flow of traffic along School Road (and in particular on the access to St Nicholas C of E Primary School situated opposite).

Housing Density:

The net area of the site is 0.79ha, as the whole of the site is to be developed for housing and directly associated uses. Therefore, the net housing density proposed for the site is 32dph, which complies with Policy WH3A.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. The table below shows to what extent this application meets the suggested mix (as proposed to be modified).

No. of beds	% (para. 5.17)	No. of proposed dwellings	%
1&2 bed	Not less than 47%	15	60
3 bed	21%	6	24
4+ bed	Not more than 32%	4	16

The proposed housing mix complies with Policy WH6.

Affordable Housing:

Policy WH7 of the WDLPDD requires up to 26% of all new dwellings granted consent to be affordable, where the scheme is for 5 or more dwellings or of 0.25 hectare or more, in settlements with a population of less than 3,000. As the proposal consists of 25 dwellings, there is an affordable housing requirement of 6 dwellings.

Public Open Space:

The standard provision of public open space adopted by the Council is 4.3ha per 1,000 population. Appendix 5 outlines how the public open space requirements of WR7 should be calculated. It assumes an average household size of 2.7 persons per household, as based on the 1991 Census. Therefore, the calculation of open space for the range of dwellings is as follows:

$$\frac{[\text{No. of dwellings} \times 2.7]}{1000} \times 4.3 = \text{Public Open Space Requirement}$$

Therefore, the requirement for this proposal is $= \frac{[25 \times 2.7]}{1000} \times 4.3$

$= 0.07 \times 4.3$

$= 0.30\text{ha}$

WDLPDD Policy WR7 requires that where sites cannot physically, or appropriately, accommodate the larger types of open space required by the guidelines then the balance of open space requirement will be sought through financial contributions to the future provision of off-site facilities.

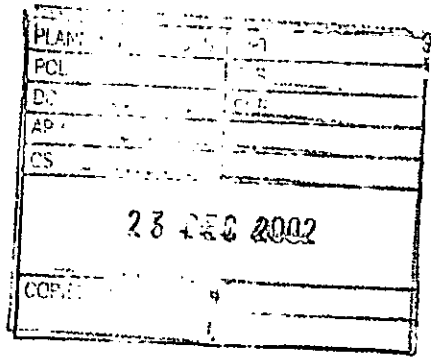
Conclusions:

There are no policy objections to the general principle of development on this site (although the issue of affordable housing would need to be settled), providing that it complies with all of the policies listed above.

Debra Hammond
Policy and Plans

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



18th December 2002

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

The St Nicholas Hurst Parish Council has considered the above application for 25 No. houses on land in School Road and believes that this application should be subject to the Major Development procedure including advertisement in the local press.

The Parish Council objects to it for the following reasons:

1. The proposed development represents gross overdevelopment of the site and as such is contrary to Policy WOS3 'Development Control Principles' of the Wokingham District Local Plan (WDLP) in particular its acceptability under Criteria A, B, C, D, and F of the policy.

2. The Inspector's report on the Wokingham District Local Plan was quite clear that this Village like many others in the District was not a sustainable location for major developments such as this and he placed the Village in his Category B settlements that have 'limited facilities and are in an unsustainable location'. Indeed the Inspector specifically rejected development on six sites close or adjacent to the settlement of Hurst because of this lack of infrastructure and transport facilities that made such developments unsustainable. Some of these proposals were considerably smaller than the proposed development.

3. The proposed development also fails to comply with the guidance in PPG3 and particularly Paragraphs 46 to 75, which comprise the section headed 'Creating Sustainable Residential Environments'. The only paragraphs the proposed development falls in line with is those dealing with density, Paragraphs 57 and 58. However density cannot be an overriding consideration that must be complied with to the exclusion of all the other sustainability matters. Indeed, if it were, then any 'unidentified site' in any of the rural villages of the District would succeed automatically if the proposed density was high enough and this is clearly contrary to the concept of testing for sustainability and cannot be the intent of PPG3.

4. The proposed development is out of character and by virtue of its density and massing does not fit in with the street scene of School Road or the rest of the village of Hurst. This means that it fails the tests in Policy WH1 'Housing Development – Unidentified Sites' of WDLP and particularly Criteria a, b, c, and g. It also fails the tests in Policy WBE1 'Development in its Local Context' of WDLP.

5. School Road is a busy road, particularly at rush hour and also when the school is starting and finishing with extensive parking along the road whilst parents drop or pick up their children. The additional traffic generated by this development cannot be absorbed onto this road safely and therefore it fails the test of Criteria g of Policy WH1 of WDLP. This test also requires that the cumulative effect on roads should be considered and the development over the last few years in and adjacent to School Road has already taken the traffic on School Road to a dangerous level.

6. Public transport and other community facilities in the village of Hurst are inadequate so that this development can only generate more car journeys. This is clearly contrary to the requirements of Objective B of Policy WOS1 'Sustainable Development' of WDLP as well as WH1 Criteria g.

7. The sightlines proposed are ludicrously short and inadequate and in fact are obstructed by trees in each direction that are the subject of a Tree Preservation Order. This means that the required sight line cannot be achieved and the application should be refused for failing to comply with the requirements of the Highway Authority.

8. The inescapable conclusion in respect to traffic and highways is that this development will be an accident waiting to happen. That accident will almost certainly involve a child.

9. St. Nicholas C of E Primary School is full. There is no room for expansion.

10. The public utilities serving this small rural village will not take the additional load, particularly the foul and storm water systems. The drains in School Road already back up during wet weather. Again this infrastructure matter is a failure in respect to Criteria g of WH1 of WDLP.

11. The loss of a significant number of trees to this development is another unnecessary blow to the rural environment. The effect of this loss on the water table is that the water table will rise in an area where the gardens, particularly that of Mufulira, regularly flood in periods of heavy rain. This loss is a failure of the test of Criteria e of WH1 of WDLP.

12. The presence of a breeding pond for Great Crested Newts, a protected species, has not been addressed at all and again this is a failure of the test of Criteria e of WH1 of WDLP.

13. Finally this developer displays his contempt for the whole community by making absolutely no provision under the District Council's Policy WOS4 of WDLP for additional services amenities or infrastructure to address the shortcomings of these. The Parish Council believes that he will be unable to satisfy this requirement but is appalled at the evident lack of concern for the whole environment displayed by his failure to consider this at all.

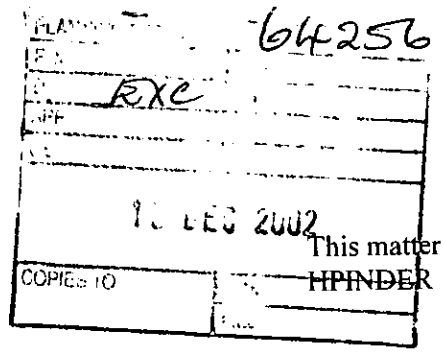
In summary the Parish Council repeats that the proposed development on this site represents gross overdevelopment in an unsustainable location in a rural settlement.

St Nicholas Hurst Parish Council asks that this application be refused for all the reasons stated.

Yours sincerely,

Clerk

Our Ref. **15717**
Your Ref. F/2002/8039
Date. 12 December 2002



FAO Emy Circuit
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
~~HPINDER~~

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

Land at Ashingdon, Tumbleweeds, Rose Vale &
Mufulira, School Road, Hurst
Reading

I refer to your consultation received in this office on 04/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To:
Landscape and Trees

From: Emy Circuit

Date: 04 December 2002 05 DEC

Application Number: F/2002/8039

Proposal: Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072..

Site Address:
Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, Reading.

Applicant:
Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd.

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

Previous comments still apply.

Neil Etheridge

6/12/02

To:
Drainage
Fao Roger Johnson

20031119.

From: Emy Circuit

Date: 04 December 2002

Drainage
Hurst.

Application Number: F/2002/8039

Proposal: Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072..

Site Address:
Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, Reading.

Applicant:
Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd.

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement RJ 6/12/02

Emy Circuit
From: John Mullaney
Sent: 06 December 2002 10:12
To: Emy Circuit
Subject: LAND AT ASHINGTON, TUMBLEWEEDS, ROSE VALE AND MUFULIRA, SCHOOL ROAD. F/2002/8039

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

PROPOSED ERECTION OF 25 DWELLINGS AND DEMOLITION OF EXISTING 4 DWELLINGS WITH NEW ACCESS ROAD.

LAND AT ASHINGTON, TUMBLEWEEDS, ROSE VALE AND MUFULIRA, SCHOOL ROAD, HURST.

I have no environmental health objections to this proposal with the imposition of the following condition:-

1. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8039

Proposal:
Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

Location:
Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira School Road Hurst Reading

This application is being advertised in the Reading Chronicle newspaper on the 13/12/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/01/2003**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 13/12/2002

No telegraph pole
10/12/2002

Application Number : F/2002/8039	**Map No :** 43
Case Officer : EXC	**Site Area :** 0.79
Valid Date : 27/11/02	**Received Date: 19/11/2002**

Level : Committee Item - No Date Set

Description : Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

Location : Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, Reading.

Parish : SA **Ward : HUR** 3-12-02 TB.

Applicant : Millgate Homes C/O The Barton Willmore P/Ship Reading Ltd.

Fee Required: £0 **Fee Received: £0** fee paid on 6072 (now at appeal)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red line.	phoned 25/11	27/11
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED		25/11	27/11
ELEVATION PLANS	W. elevation: Drawing 23. Still showing larger Bedroom 1 windows (ground & 1st floor) than on floor plans (was not corrected for 6072)		
FLOOR PLANS		to follow	
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 Major development

---

INTERNAL CONSULTATIONS 3.12.02. B

Building Control

Heritage (Harold Sanders)

Landscape ✓

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

D. Pastures – Demolition – Newts – major app. ✓

Drainage, Roger Johnson ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – Groundwater Protection – Site >0.5 hectares

Railtrack

Police Arch Officer ✓

Royal Berks Fire & Rescue if major app.

Thames Water – drainage.

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

2x S/N (one outside each end of site)

+ see map

+ 4 addresses inside red line

+ all objectors to F/2002/6072

+ See attached list

No pre-apps.

3 Wards Cross Hurst.

Parkers Cottage Wards Cross Hurst.

Received by Wokingham District Council

Application No: F/2002/8039

Proposal:
Proposed erection of 25 dwellings and demolition of existing 4 dwellings. Duplicate application with F/2002/6072.

Location:
Land At Ashingdon, Tumbleweeds, Rose Vale & Mufulira, School Road, Hurst, 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/2002/8039 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. 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

04 December 2002

Organisation_Name	Building_Name	address1	Postcode
	BROOKWOOD	BROOKWOODBRAYBROOKE DRIVEREADING	RG10 0DW
	BUSH COTTAGE	BUSH COTTAGETAPE LANEREADING	RG10 0DP
	OLD BAILEY	OLD BAILEYSCHOOL ROADREADING	RG10 0DR
	OLD BAILEY	OLD BAILEYSCHOOL ROADREADING	RG10 0DR
		19TAPE LANEREADING	RG10 0DP
		20TAPE LANEREADING	RG10 0DP
		21TAPE LANEREADING	RG10 0DP
		22TAPE LANEREADING	RG10 0DP
		23TAPE LANEREADING	RG10 0DP
		24TAPE LANEREADING	RG10 0DP
		25TAPE LANEREADING	RG10 0DP
		26TAPE LANEREADING	RG10 0DP
		5SCHOOL ROADREADING	RG10 0DR
		6SCHOOL ROADREADING	RG10 0DR
		7SCHOOL ROADREADING	RG10 0DR
		8SCHOOL ROADREADING	RG10 0DR
	BALLACLOAN	BALLACLOANTAPE LANEREADING	RG10 0DP
	CALLUNA	CALLUNATAPE LANEREADING	RG10 0DP
	COACH HOUSE	COACH HOUSETAPE LANEREADING	RG10 0DP
	CRACKINGTON	CRACKINGTONTAPE LANEREADING	RG10 0DP
	HUNTERS LODGE	HUNTERS LODGETAPE LANEREADING	RG10 0DP
	LINDEN HOUSE	LINDEN HOUSETAPE LANEREADING	RG10 0DP
	ROSEBANK	ROSEBANKTAPE LANEREADING	RG10 0DP
	SALIX	SALIXTAPE LANEREADING	RG10 0DP
	SOUNDINGS	SOUNDINGSTAPE LANEREADING	RG10 0DP
	WILLOW TREES	WILLOW TREESTAPE LANEREADING	RG10 0DP
	BROOK HOUSE	BROOK HOUSEBRAYBROOKE DRIVEREADING	RG10 0DW
	NETHERBY	NETHERBYBRAYBROOKE DRIVEREADING	RG10 0DW
	GARDEN HOUSE	GARDEN HOUSEORCHARD ROADREADING	RG10 0SD
	VINE COTTAGE	VINE COTTAGEORCHARD ROADREADING	RG10 0SD
	WILLOWMEAD	WILLOWMEADORCHARD ROADREADING	RG10 0SD
	GREEN END	GREEN ENDTAPE LANEREADING	RG10 0DP
	ASHINGDON	ASHINGDONSCHOOL ROADREADING	RG10 0DR
	BARLEY CORN	BARLEY CORNSCHOOL ROADREADING	RG10 0DR
	BEVENDENE	BEVENDENESCHOOL ROADREADING	RG10 0DR
DORNDON HOUSE NURSING HOME	DORNDON HOUSE	DORNDON HOUSESCHOOL ROADREADING	RG10 0DR
	FAIRLAWN	FAIRLAWNSCHOOL ROADREADING	RG10 0DR
	HARLYN HOUSE	HARLYN HOUSESCHOOL ROADREADING	RG10 0DR
	COPPERKINS	COPPERKINSSCHOOL ROADREADING	RG10 0DR
	MEADOW HOUSE	MEADOW HOUSESCHOOL ROADREADING	RG10 0DR
	MUFILIRA	MUFILIRASCHOOL ROADREADING	RG10 0DR
	ROSEVALE	ROSEVALESCHOOL ROADREADING	RG10 0DR
	HURST VILLAGE HALL	HURST VILLAGE HALLSCHOOL ROADREADING	RG10 0DR
	THREE OAKS	THREE OAKSSCHOOL ROADREADING	RG10 0DR
	TUMBLEWEEDS	TUMBLEWEEDSSCHOOL ROADREADING	RG10 0DR
	WESTWARD HO	WESTWARD HOSCHOOL ROADREADING	RG10 0DR
	SOUTH ORCHARD	SOUTH ORCHARDORCHARD ROADREADING	RG10 0SD
	WEST ORCHARD	WEST ORCHARDORCHARD ROADREADING	RG10 0SD
	MAPLE LODGE	MAPLE LODGETAPE LANEREADING	RG10 0DP
	BRAMLEYS	BRAMLEYSORCHARD CHASEHURST	RG10 0SW
	APPLE TREE HOUSE	APPLE TREE HOUSEORCHARD CHASEHURST	RG10 0SW
	HOLLY HOUSE	HOLLY HOUSEORCHARD CHASEHURST	RG10 0SW
	ORCHARD END	ORCHARD ENDORCHARD CHASEHURST	RG10 0SW
	GRENVILLE	GRENVILLEORCHARD CHASEHURST	RG10 0SW
	LODDEN VALE HOUSE	LODDEN VALE HOUSESCHOOL ROADREADING	RG10 0DR
	FOXTON	FOXTONORCHARD CHASEHURST	RG10 0SW
	THE BRIARS	THE BRIARSORCHARD CHASEHURST	RG10 0SW
ST. NICHOLAS C OF E PRIMARY SCH(			RG10 0DR
LAND ADJOINING GARDEN HOUSE			
LAND ADJOINING BARLEYCORN			
	Acorns		

Organisation_Name	Building_Name	address1	Postcode
	THE POND HOUSE	THE POND HOUSEORCHARD ROADHURST	
	CORNER VIEW	CORNER VIEWTAPE LANEREADING	RG10 0DP
	BETHANY COTTAGE	BETHANY COTTAGETAPE LANEREADING	RG10 0DP
	CORNER HOUSE	CORNER HOUSEORCHARD ROADHURST	

Applicationo	Name & Addres
F/2002/6072	M K Downes & E R Downes Acorns School Road HURST RG10 0DR
F/2002/6072	Mary Zalcman & Petitioners Apple Tree House 2 Orchard Chase HURST RG10 0SW
F/2002/6072	Mr & Mrs G C Burch Rosebank Tape Lane HURST RG10 0DP
F/2002/6072	Jonathon Norris 36 Martineau Lane HURST RG10 0SF
F/2002/6072	G. Green Meadow House School Road HURST RG10 0DR
F/2002/6072	K C Dilley and Mrs J Dilley Brookwood Braybrooke Drive HURST RG10 0DW
F/2002/6072	H O Jones Three Oaks School Road HURST RG10 0DR
F/2002/6072	Darren Briggs Little House Hinton Road HURST RG10 0BP
F/2002/6072	Professor D C Bassett Mrs N E Bassett Salix Tape Lane HURST RG10 0DP

WOKINGHAM UNITARY
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F/2002/6072	Janet Larkin H J Larkin Quest Cottage Hinton Road HURST Berkshire RG10 0BP
F/2002/6072	Steve Maltby Linden House Tape Lane HURST Berkshire
F/2002/6072	Mrs Jane Fiennes, Mr G I Fiennes, David Fiennes & Clare Fiennes Green End Tape Lane HURST RG10 0DP
F/2002/6072	G J Siddall Netherby Braybrooke Drive HURST RG10 0DW
F/2002/6072	I McMinn Copperkins School Road HURST RG10
F/2002/6072	David Shapland Chairman, Hurst Village Society 1 Hurst Grove Cottages Davis Street HURST RG10 0TP
F/2002/6072	Ruth & Graham Welch Crackington Tape Lane HURST Berkshire RG10 0DP
F/2002/6072	Mrs Marion Morgan – Headteacher St. Nicholas C.E. Primary School School Road HURST RG10 0DR

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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F/2002/6072	E Langton & D E Langton Perran Tape Lane HURST RG10 0DN
F/2002/6072	Mrs L Clemson Mr D Clemson 13 Tape lane HURST RG10 0DP
F/2002/6072	Ian Richardson Hinton Farm House Hinton Road HURST RG10 0BP
F/2002/6072	Mrs Belinda Robinson White Rose Cottage Poplar Lane HURST RG10 0DJ
F/2002/6072	Mr E J Edwards Thatched Cottage Poplar Lane HURST RG10 0DJ
F/2002/6072	Ms J Holms 3 School Road HURST RG10 0DR
F/2002/6072	Maria Land Cadomin Ward's Cross HURST RG10 0DS
F/2002/6072	Dr Michael F Duerden Orchard End 4 Orchard Chase HURST RG10 0SW
F/2002/6072	S. Butler A A Butler Cherry Trees Cranford Drive HURST RG10 0ET

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F/2002/6072	Mr S J Maskell Bibury Cottage The Street HURST RG10 0DB
F/2002/6072	J R Adderley 14 Martineau Lane HURST RG10 0BP
F/2002/6072	Ray Bridges Dianne Bridges Soundings Tape Lane HURST RG10 0DP
F/2002/6072	Mrs M Lee Pinewood Sawpit Road HURST RG10 0SE
F/2002/6072	Derek & Judith Denise Birtles Ballacloan Tape Lane HURST RG10 0DP
F/2002/6072	Geoff Luckett Paddock View Nursery Close HURST RG10 0EQ
F/2002/6072	Mrs B Perry 25 Martineau Lane HURST RG10 0SF
F/2002/6072	Mr I D B Finn Wendward Cottage The Street Wards Cross HURST RG10 0DB
F/2002/6072	Paul Martin 35 Martineau Lane HURST RG10 0SF
Acknowledgement	Letters: Janet Larkin – Paul Martin Sent 16.04.02



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F/2002/6072	Mark Morris Turnberry Cottage Lea Heath Way HURST Berkshire RG10 0TY
F/2002/6072	Connie Ganbold Abbot Lodge Nelson's Lane HURST Berkshire. RG10 0RR
F/2002/6072	Bruce Spiller & Mrs J Spiller 3 Hogmoor Lane HURST Berkshire RG10 0DH
F/2002/6072	Mrs Anne-Marie Vimpany The Cricketers Tape Lane HURST Berkshire RG10 0DN
F/2002/6072	Janet Walsh 7 Martineau Lane HURST Berkshire RG10 0SF
F/2002/6072	Kathy Tuggey Chair of Governors St Nicholas C E Primary School School Road HURST Berkshire RG10 0DR
F/2002/6072	John H Penney Pantile Cottage Whistley Green HURST Berkshire RG10 0ES
F/2002/6072	P Shepherd Penfield Lodge Road HURST Berkshire RG10 0EG

WOKINGHAM UNITARY
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F/2002/6072	Mrs J Cranley 37 Martineau Lane HURST Berkshire RG10 0SF
F/2002/6072	Mr J Gray & Mrs G Gray 2 Broadwater Cottage Broadwater Lane HURST Berkshire RG10 0EL
F/2002/6072	E S Chaderton 2 Laburnum Cottages Lodge Road Whistley Green HURST Berkshire RG10 0ER
F/2002/6072	Martin Kearsley Old Forge House The Street HURST Berkshire RG10 0DA
F/2002/6072	Mrs Myrna Sutton Willowchaff Hogmoor Lane HURST Berkshire RG10 0DH
F/2002/6072	Mr James Kiddie Mrs Patricia Kiddie 2 Nursery Close HURST Berkshire RG10 0EQ
F/2002/6072	Jennifer Handy The Old Bake House Flat The Street HURST Berkshire RG10 0DA

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F/2002/6072
Sarah Bingham
David Bingham
3 Whistley Court Farm
Lodge Road
Whistley Green
HURST
Berkshire
RG10 0EJ

F/2002/6072
Kelvin Harris
2 Elliotts Green Cottages
Broadcommon Road
HURST
Berkshire
RG10 0RG

F/2002/6072
Miss N Tapsall
Sowten Cottage
Davis Street
HURST
Berkshire
RG10 0TH

F/2002/6072
Kerry Claridge
1 New Cottages
Broadcommon Road
HURST
Berkshire
RG10 0RG

F/2002/6072
The Owner/Occupier
Pear Tree Cottage
Dunt Lane
HURST
Berkshire
RG10 0TA

F/2002/6072
Michael Eustace and
Anne Eustace
Whistley Green Farm House
HURST
Berkshire
RG10 0DU

F/2002/6072
J R Poulter
Woodsome
Tape Lane
HURST
Berkshire
RG10 0DN

WOKINGHAM UNITARY
Aiming for Excellence

F/2002/6072	Mrs Margaret Allen Willow Trees Tape Lane HURST Berkshire RG10 0DP
Ack letter sent	23.04.02
F/2002/6072	Carole T Osborne The Corner House Lodge Road WHISTLEY GREEN Hurst Berkshire RG10 0EH
F/2002/6072	Cate Fife 9 Dalby Close HURST Berkshire RG10 0BZ
F/2002/6072	Aileen Harris, Chairman St Nicholas Pre-School Playgroup, Hurst 2 Elliotts Green Cottages Broadcommon Road HURST RG10 0RG
F/2002/6072	Mrs Caroline Spencer 2 Rose Cottages Lodge Road WHISTLEY GREEN Berkshire RG10 0EN
F/2002/6072	M T & S A Pink Green End Wards Cross HURST Berkshire RG10 0DS
F/2002/6072	A C Hunter Lilac Cottage Whistley Green HURST Berkshire RG10 0DX
F/2002/6072	Mr M Rayner 5 Barber Close HURST Berkshire RG10 0RZ

WOKINGHAM UNITARY
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F/2002/6072	B N Davis & Mrs F P Davis Calluna Tape Lane HURST RG10 0DP
F/2002/6072	Colonel R J Watt Hurst House HURST RG10 0SH
F/2002/6072	Mrs Penny Clarke 8 Whistley Court Farm Lodge Road WHISTLEY GREEN Berkshire RG10 0EJ
F/2002/6072	R M Stephenson Fishery Cottage Davis Street HURST RG10 0TJ
F/2002/6072	Mrs L A Kendall Duncan Kendall 6 Tape Lane HURST Berkshire RG10 0DP
F/2002/6072	Irene Inskip Little Hinton Hinton Road HURST Berkshire RG10 0BP
F/2002/6072	David Boulton & Mrs Judith Boulton Bevendene School Road HURST Berkshire RG10 0DR
F/2002/6072	Helen Smith Oak Cottage School Road HURST Berkshire RG10 0DR

WOKINGHAM UNITARY
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F/2002/6072	Mrs S Rockall E M Rockall Sunnymede Lodge Road HURST RG10 0EH
F/2002/6072	Mr D Hasler West Orchards Orchard Road HURST RG10 0SD
F/2002/6072	Ray Smith Oak Cottage School Road HURST RG10 0DR
F/2002/6072	Mr I Langer Mrs S J Langer The Russet Lodge Road WHISTLEY GREEN Hust RG10 OEH
F/2002/6072	D Follett Hinton House HURST Berkshire RG10 0BP
F/2002/6072	Sarah Kendall and Family 9 Barber Close HURST Berkshire RG10 ORZ
F/2002/6072	James Bentley Mayfrey Lodge Road HURST Berkshire RG10 0EM
F/2002/6072	Jill Crawford Mr Brendan Crawford Forge Cottage Davis Street HURST Berkshire

WOKINGHAM UNITARY
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F/2002/6072
D H Bond
Holmby
Wokingham Road
HURST
Berkshire
RG10 0SB

F/2002/6072
Edward and Louise Coe
4 Lodge Road
Whistley Green
HURST
RG10 0EH

F/2002/6072
Mr S P Shaw
10 Dorndon House
School Road
HURST
Berkshire
RG10 0GD

F/2002/6072
David Shapland
Louise Shapland
1 Hurst Grove Cottages
Davis Street
HURST
RG10 0TP

F/2002/6072
Ms Karen Eden
West Orchards
Orchard Road
HURST
RG10 0SD

F/2002/6072
Mr A M King
Mrs D M King
Long Barn
Hogmoor Lane
HURST
RG10 ODH

F/2002/6072
Adrian and Denise Hitti
The Old Posting House
Hogmoor Lane
HURST
RG10 ODH

F/2002/6072
Dale & Maria Norton
Corner House
Orchard Road
HURST
RG10 0SD

F/2002/6072
Peter Needham
Brook House
Braybrooke Drive
HURST
RG10 0DW

WOKINGHAM UNITARY
Aiming for Excellence

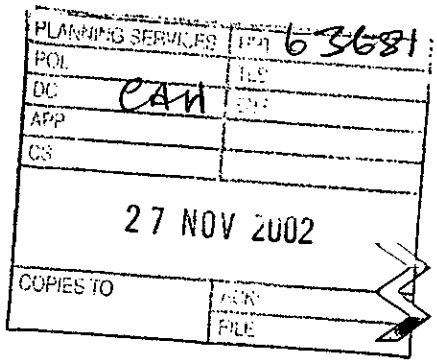
F/2002/6072	Timothy Sims Peacocks School Road HURST RG10 0DR
F/2002/6072	Mrs Amanda Prince Meadows Tape Lane HURST RG10 0DN
F/2002/6072	James Smith & Jane Perrins Holly House Orchard Chase HURST RG10 0SW
F/2002/6072	Mr P Cummings & Ms S Fox 24 Martineau Lane HURST Berkshire RG10 0SF
F/2002/6072	P R Francis 44 Martineau Lane HURST Berkshire RG10 0SF
F/2002/6072	Jane Freeman Hunters Lodge Tape Lane HURST RG10 0DP
F/2002/6072	Mrs S Hall 22 Dalby Close HURST Berkshire RG10 0BZ
F/2002/6072	Andrew Burrows 32 Martineau Lane HURST Berkshire RG10 0SF
F/2002/6072	Mr & Mrs Fernando Esteve Sandford Off Nursery Close Lodge Road HURST RG10 0SG
Ack Letters sent	30.04.2002

F/2002/6067

Ellen Holmes
Loddon Vale House
School Road
HURST
RG10 0DR

WOKINGHAM UNITARY
Aiming for Excellence

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



27.11.2002 8039

Barton Willmore
Architecture

Ms C Hurst
Planning Services
Environmental Services Department
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our Ref: 11265/A3/RB/JCR
26 November 2002

Dear Mrs Hurst

REF 2002/6072: DEVELOPMENT AT ASHINGDON, TUMBLEWEEDS, ROSE VALE AND MUFULIRA, SCHOOL ROAD, HURST

Following yesterday's telephone conversation with the writer, we now enclose six copies of the following: -

11265.P01	Location Plan with the site boundary shown in red.
11265.P21C	Type E Ground Floor Plan
11265.P22C	Type E First Floor Plan

We trust that this amended information is satisfactory for the registration of the application.

Yours faithfully

R BUCHANAN

Encs

P Westcott – Millgate Homes

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, David Brooker, Dominic Jarman, David James, Nick Pitcher

A list of directors can be inspected here and at our associated offices in: Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in England Number: 2112237

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

27..JV.2002 8039

Barton Willmore
Architecture

PLANNING SERVICES
06 NOV 2002
COPIES TO
FILE

Planning Services
Environmental Services Department
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our Ref: 11265/A3/RB/JCR
5 November 2002

Re Submission 6072

Dear Sirs

PROPOSED DEVELOPMENT AT ASHINGDON, TUMBLEWEED, ROSE VALE AND MUFULIRA, SCHOOL ROAD, HURST

We write further to your recent telephone conversations with Mark Sitch regarding our client's contractual obligation to appeal against non determination of application no F/2002/6072 submitted on 4 March 2002.

In conjunction with this appeal, we now submit a duplicate application for your consideration, which comprises the following: -

a 6 completed copies of the application forms
b Certificate B under Article 7
c 6 copies of the drawings described on the attached schedule

The plans submitted are the latest revision at the time of appeal and are current in respect of consultations carried out.

The application is the same in all respects, including the site red line area and the numbers of units proposed and as such forms a second application which does not require further payment of fees.

£4,750-00

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, David Brooker, Dominic Jarman, David James, Nick Pitcher

A list of directors can be inspected here and at our associated offices in: Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112357

Hold application until we have received notification from planning inspectorate.

Appeal received & registered

Then Proceed.

Alison Jones, Barton Wilmore

0118 9 430108.

Finally, in considering this application, we would request your early determination in line with the timescale proposed for the original application.

Yours faithfully



R BUCHANAN

cc
P Westcott, Millgate Homes
Mr and Mrs Millard, Ashingdon School Road, Hurst
Mr and Mrs Bowler, Tumbleweeds, School Road, Hurst
Mrs S Hicks and Ms S Hicks, Rosevale, School Road, Hurst
Mrs Z Isherwood, Mufulira, School Road, Hurst

1509/ab

27 NOV 89

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH
		BINFIELD, BERKSHIRE
	POST CODE	RG42 5HZ Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE, CALCOT
		READING, BERKSHIRE
	POST CODE	RG31 7BW Tel No. 0118 9430000
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	SCHOOL ROAD, HURST WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.83 Ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF 4 EXISTING DWELLINGS AND CONSTRUCTION OF 25NO HOUSES AND FLATS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

SEE ALSO ATTACHED LETTER

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☑	Other	☐
1:100 Elevations	☑		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER	N/A		

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ — SEE ATTACHED PLANS

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN TILES, BRICKS, TILE HANGING, TIMBER BOARDING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	15
	3	6
	4	
	5 or more	4
	TOTAL	25
Nos. of residential units lost through demolition or conversion		4
	NET CHANGE	21

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ NIL

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

Second application, see also attached letter

SIGNED [signature] ON BEHALF OF MILLGATE HOMES DATE 5.11.02

pp THE BARTON WILLMORE PARTNERSHIP, READING LTD.

Before submitting this application check that you have answered all the relevant questions 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.

DRAWING REGISTER AND ISSUE SHEET

Barton Willmore
Architecture
27 NOV 2002 8039
Beansheaf Farmhouse,
Bourne Close,
Calcot, Reading,
Berkshire, RG31 7BW
Telephone: 0118 943 0000
Fax: 0118 943 0001
email: architects@reading.bartonwillmore.co.uk

Project Title :	**ASHINGDON, TUMBLEWEEDS, ROSEVALE,AND MUFILIRA SCHOOL ROAD, HURST**
Job Number :	**11265**
Sheet Number :	**PLANNING REGISTER, SHEET 1** (2nd Application)
Drawer Number :	**2A**

Date															
	5														
	11														
	2														

Dwg	**Drawing Title**	**Revision**														
P01	Location Plan	-														
P02	Site Layout Plan	E														
P03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
P04	Type A, Plots 5,6,7,8&9 G F Plan & Front Elevation	-														
P05	Type A Plots 5,6,7,8&9 FF Plan & Rear Elevation	A														
P06	Type A, Plots 5,6,7,8&9 Side Elevations	A														
P07	Type A, Plots 16,17,18&19 GF Plan, Front & Side Elevations	-														
P08	Type A, Plots 16,17,18&19 FF Plan, Rear & Side Elevations	-														
P09	Type B, Plots 10,11 &12 GF Plan, Front & SideElevations	-														
P10	Type B, Plots 10,11&12 FF Plan, Rear & Side Elevations	A														
P11	Type B, Plots 13,14 & 15 GF Plan, Front & Side Elevations	-														
P12	Type B, Plots 13,14&15 FF Plan, Rear & Side Elevations	A														
P13	Type C, Plot 4 GF Plan, Front & Side Elevations	A														
P14	Type C, Plot 4 FF Plan, Rear & Side Elevations	-														

Distribution		**No of Copies/Issue Form (D=Digital Data & A3 print . * = Reduced**														
Wokingham DC	E Circuit	6														
Millgate Homes	P Westcott	1														
Ashingdon	Mr & Mrs Millard	1														
Tumbleweeds	Mr & Mrs Bowler	1														
Rose Vale	Mrs/Ms Hicks	1														
Mufilira	Mrs Isherwood	1														
Issue Form		P														
Issue Status		A														

Issue Form: D=Digital Data E=Email P=Prints N=Negative
Issue Status: P=Preliminary /Comment A=Approval I=Information T=Tender
C=Construction

DRAWING REGISTER AND ISSUE SHEET

Barton Willmore
Architecture

Beansheaf Farmhouse,
Bourne Close,
Calcot, Reading,
Berkshire, RG31 7BW
Telephone: 0118 943 0000
Fax: 0118 943 0001
email: architects@reading.bartonwillmore.co.uk

Project Title :	**FERLING, MERRAVAY, OAK LEA & WOOD LEA, BROAD LANE, BRACKNELL**
Job Number :	**11265**
Sheet Number :	**PLANNING REGISTER, SHEET 2 (2nd Application)**
Drawer Number :	**2A**

Date														
	5													
	11													
	2													

Dwg	Drawing Title	Revision													
P15	Type C.1, Plot 2 GF Plan, Front & Side Elevations	-													
P16	Type C.1, Plot 2 FF Plan, Rear & Side Elevations	-													
P17	Type D, Plot 3 GF Plan, Front & Side Elevations	-													
P18	Type D, Plot 3 FF Plan, Rear & Side Elevations	-													
P19	Type D.1, Plot 1 GF Plan, Front & Side Elevations	-													
P20	Type D.1, Plot 1 FF Plan, Rear & Side Elevations	-													
P21	Type E, Plots 20,21,22,23,24 & 25 GF Plan	B													
P22	Type E, Plots 20,21,22,23,24 & 25 FF Plan	B													
P23	Type E, Plots 20,21,22,23,24 & 25 West & East Elevations	A													
P24	Type E, Plots 20,21,22,23,24 & 25 North & South Elevations	A													
P25	Car Ports, Plans & Elevations	_													
P26A	Combined Bin & Cycle store Plan & Elevations	B													

Distribution		No of Copies/Issue Form (D=Digital Data & A3 print, * = Reduced													
Wokingham DC	E Circuit	6													
Millgate Homes	P Westcott	1													
Ashingdon	Mr & Mrs Millard	1													
Tumbleweeds	Mr & Mrs Bowler	1													
Rose Vale	Mrs/Ms Hicks	1													
Mufilira	Mrs Isherwood	1													
Issue Form		P													
Issue Status		A													

Issue Form: D=Digital Data E=Email P=Prints N=Negative
Issue Status: P=Preliminary /Comment A=Approval I=Information T=Tender
C=Construction

DRAWING REGISTER AND ISSUE SHEET

Barton Willmore
Architecture

Beansheaf Farmhouse,
Bourne Close,
Calcot, Reading,
Berkshire, RG31 7BW
Telephone: 0118 943 0000
Fax: 0118 943 0001
email: architects@reading.bartonwillmore.co.uk

Project Title :	**FERLING, MERRAVAY, OAK LEA & WOOD LEA, BROAD LANE, BRACKNELL**
Job Number :	**11265**
Sheet Number :	**PLANNING REGISTER, SHEET 3 (2nd Application)**
Drawer Number :	**2A**

Date														
	5													
	11													
	2													

Dwg	Drawing Title	Revision													
4396/01	Tree Survey	-													
X391-01	Revised Highway arrangements	-													

Distribution		No of Copies/Issue Form (D=Digital Data & A3 print , * = Reduced													
Wokingham DC	E Circuit	6													
Millgate Homes	P Westcott	1													
Ashingdon	Mr & Mrs Millard	1													
Tumbleweeds	Mr & Mrs Bowler	1													
Rose Vale	Mrs/Ms Hicks	1													
Mufilira	Mrs Isherwood	1													
Issue Form		P													
Issue Status		A													

Issue Form: D=Digital Data E=Email P=Prints N=Negative
Issue Status: P=Preliminary /Comment A=Approval I=Information T=Tender
C=Construction

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

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

21.11.02 0009

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
Mr and Mrs Millard,	Ashingdon, School Road, Hurst RG10 0DR	
Mr and Mrs Bowler,	Tumbleweeds, School Road, Hurst RG10 0DR	
Mrs S Hicks & Ms S Hicks,	Rosevale, School Rd, Hurst RG10 0DR	5 November 2002
Mrs Z Isherwood,	Mufulira, School Road, Hurst RG10 0DR	

+ 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.

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

(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).

- 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) .....

  .....

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

  the (c) .....

  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

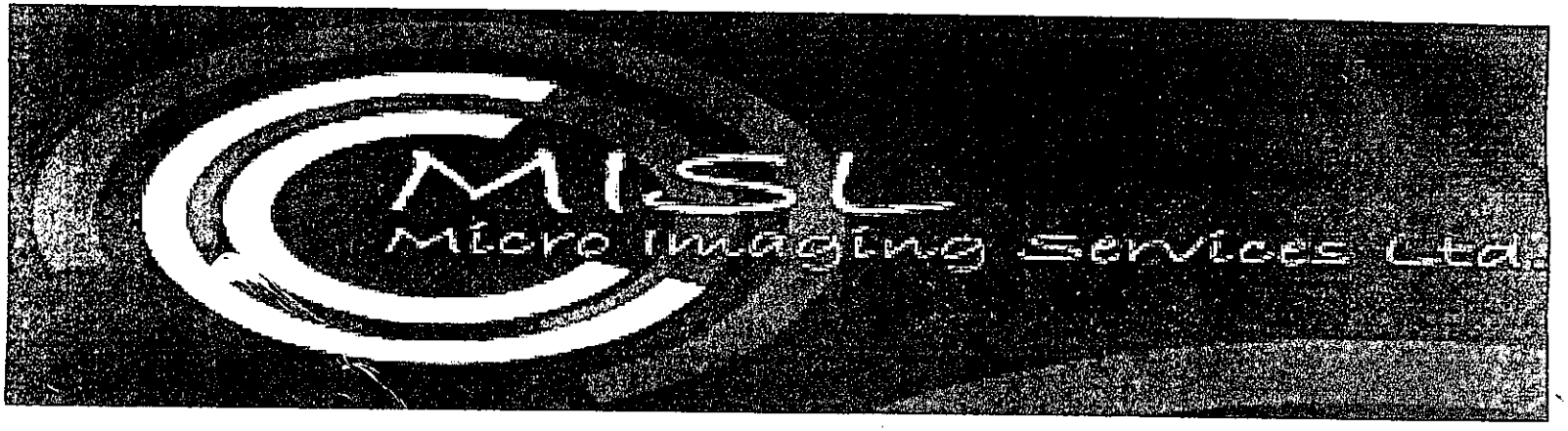
Signed . . . . . pp THE BARTON WILLMORE PARTNERSHIP READING LIMITED

On behalf of . . . MILLGATE HOMES . . . . . .

Date . . . 5 NOVEMBER 2002 . . . . . .

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

MULFORD, RA,

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. 8 ORD. SHEET No. SU.7973 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
814/54	Mr. E. M. Downes	Outline	7.12.54	N/A. C/A
642/55	Mr. P.C. Grainger-Phillips	Detached House	13.9.55	App. C/A
R/50/58	Mr. D.E.P. Barnes	Double Garage, access & Alterations	10.6.58	App. C/A
BR21965	MRS. P. ISHERWOOD	GAMES ROOM, BEDROOM, UTILITY	14.1.84	App N/A
		ENQUIRY SHOWER ROOM		
42646	MRS. Z. ISHERWOOD	D/ST. ALT.	16.5.94	C/A
RP94/2889	"	"	2.6.94	App
F/2002/6072	Millgate Homes	Erect 25 dwellings		
		& demolish 4.		
F/2002/8039	"	Erect 25 dwellings & demolish 4 (Dup. App 6072)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"TUMBLEWEEDS",

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. 6 ORD. SHEET No. SU.7973 43

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
814/54	Mr. E. M. Downes	Outline	7.12.54	N/A. C/A
45/56	Mr. J. Bowers	Detached Bungalow	13.3.56	App. C/A
42/57	"	Garage	12.3.57	App N/A
R/258/70	Mrs I. Hotson	Garage & Utility Room	23.6.70	App. C/A
BR15858	MR. T. DOWNING	PATIO DOORS	29.10.80	App. N/A
15447	"	Temp use of utility		
		room at rear of garage		
		for use of grooming	8.5.81	NA TP 30.4.8
17363	"	dogs	7.5.82	TP 31.5.8
F/2002/6072	Millgate Homes	Erect 25 dwellings & demolish 4		
F/2002/8039	"	Erect 25 dwellings & demolish 4 (Dup. App 6072)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ASHINGDON,

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. 5 ORD. SHEET No. SU. 43 7973

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
814/54	Mr. E. M. Downes	Outline	7.12.54	N/A C/A
847/55	Mrs. B. F. M. Millard	Detached Bungalow	8.11.55	App. C/A
FP96/5448	MR & MRS J. MILLARD	LOFT CONVERSION	26.7.96	REF
F/2002/6072	Millgate Homes	Erect 25 dwellings & demolish 4		
F/2002/8039	"	Erect 25 dwellings & demolish 4 (Dup. App. 6072)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"ROSE VALE,"

ADDRESS SCHOOL ROAD PARISH HURST

PLOT No. 7 ORD. SHEET No. SU. 43 7973

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
814/54	Mr. E. M. Downes	Outline	7.12.54	N/A C/A
304/55	Mr. D. E. Hicks	Detached Bungalow	6.5.55	App. App
DL 4123	"	5/STREET EXT. & DBLE. GARAGE	6.2.76	APP. N/A
04113	"	"	18.3.76	N/A C/A
31252	"	2/ST. EXT.	28.9.88	REF
F/2002/6072	Millgate Homes	Erect 25 dwellings & demolish 4		
F/2002/8039	"	Erect 25 dwellings & demolish 4 Dup. App. 6072		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE