APPLICATION NO:
O/2001/3128

LOCATION:
102 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Westbury Homes

PROPOSAL:
Outline application for residential development (40 dwellings)

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbury Homes
Monochus House
High Street
HARTLEY WINTNEY
Hants
RG27 8NW

DRAFT

Application Number: **O/2001/3128**

Parish: **SHINFIELD**

Location: **102 Grazeley Road, Three Mile Cross, Reading**

Proposal: **Outline application for residential development (40 dwellings)**

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

Condition

1.

a) Approval of the details of the siting, design and external appearance of the buildings and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. The proposed access shall be constructed to adoptable standards in accordance with details to be agreed in writing before the development commences.

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

Condition
6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
7. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Condition
8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

Condition
10. 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.

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

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

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Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

Reason
7. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

Reason
8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

Reason
11. To prevent pollution of groundwater.

Reason
12. To prevent pollution of the water environment.

Informative
1. The applicant is advised that comments referred to in the Committee report should be taken into account when the reserved matters application is designed, including proposing a dwelling size mix closer to that sought in Wokingham District Local Plan Policy WH6.

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

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

DRAFT

Berkshire Structure Plan Policies H2, H9, EN1, LD5, LD6 and R5.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/04/2001

Notice checked by: _____

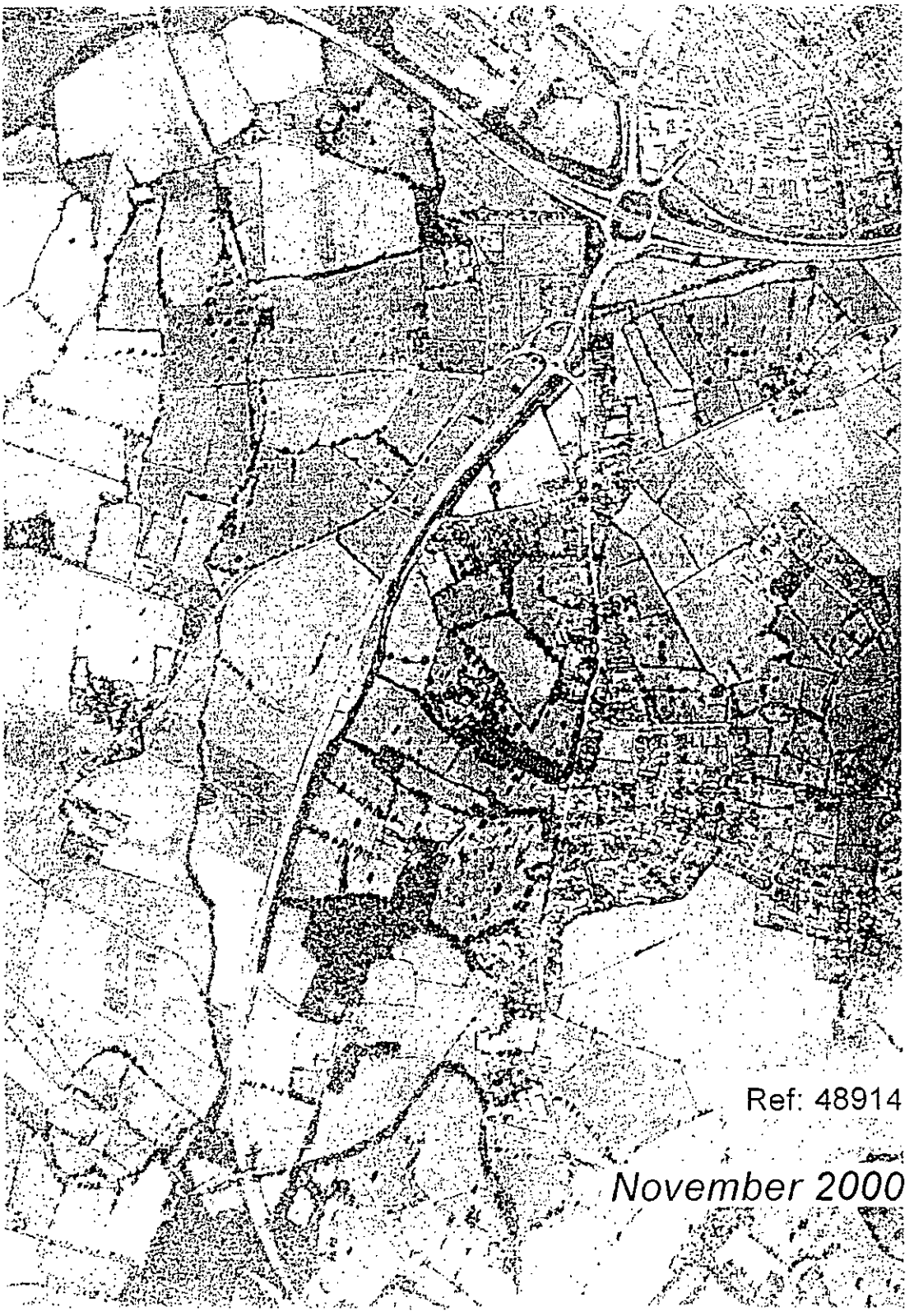
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.



08 JAN 2001 * 3128

Land at 102 Grazeley Road Three Mile Cross, Reading

Archaeological Desk-Based Assessment



Ref: 48914

November 2000

LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, READING

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Prepared on behalf of:

Westbury Homes (Holdings) Ltd Southern Region
Monachus House
High Street
Hartley Wintney
Hampshire
RG27 8NW

By

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CC: BRIAN LEEMING
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FILE

Ref: 48914

November 2000

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LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, READING

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

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Figure 1. Site and Study Area location, showing SMR data.
Figure 2. Map regression.
Figure 3. Sites recognised from aerial photographic survey.

LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, READING

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

Summary

Wessex Archaeology was commissioned by Westbury Homes (Holdings) Ltd (Southern Region), to undertake an archaeological desk-based assessment of land at 102 Grazeley Road, Three Mile Cross, Reading. The site (centred on NGR 471025 167450) is situated on the western edge of the village of Three Mile Cross, within the Parish of Shinfield to the south of Reading.

The desk-based assessment has identified a moderate to high potential for the possibility of elements of an Iron Age and Romano-British agricultural system to exist within the vicinity of the Site. This may include settlement evidence, though the potential for this is unquantifiable.

The potential for surviving archaeology of all other periods is considered to be low.

Acknowledgements

The desk-based assessment was commissioned by Westbury Homes (Holdings) Ltd (Southern Region), and Wessex Archaeology would like to thank Alan Pitt for his assistance.

The assistance of Kevin Beachus of Babtie is also gratefully acknowledged.

The research and compilation of this report was undertaken by Steve Webster. The illustrations were prepared by Karen Nichols, and the project was managed for Wessex Archaeology by Joanne Donachie.

LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, READING

ARCHAEOLOGICAL DESK-BASED ASSESSMENT

1. INTRODUCTION

1.1. Project background

1.1.1. Wessex Archaeology was commissioned by Westbury Homes (Holdings) Ltd (Southern Region) to undertake an archaeological desk-based assessment of approximately 12,500 m^2 of land at 102 Grazeley Road, Three Mile Cross, Reading. This area, centred on NGR 471025 167450, will hereafter be referred to as the Site (**Figure 1**).

1.1.2. The desk-based assessment was undertaken to support a planning application for residential development.

1.1.3. The aim of the assessment was to assess the potential of the Site to contain archaeological remains. To this end, known and available sources of information pertaining to a Study Area based on a radius of approximately 1km from the Site centre have been reviewed.

1.1.4. The assessment has been carried out in accordance with the Institute of Field Archaeologists' Standards and Guidance for Archaeological Desk-Based Assessments (IFA, 1999).

1.2. Location, topography, geology and hydrology.

1.2.1. The Site is situated on the extreme western edge of the village of Three Mile Cross, within the Parish of Shinfield, some 6km to the south of Reading town centre. It lies on a north-west facing slope at a height of approximately 50m above Ordnance Datum (aOD). To the north and east the Site is bounded by existing village development, and to the south by farmland. Woodcock Lane passes to the west of the Site and the A33 lies immediately to the west of the lane.

1.2.2. The Site lies on clayey soils classified as Wickham 4 – Typical Stagnogley Soils. To the north there is an area of Hurst – Typical Argillic Gley Soils (Soil Survey of England and Wales Sheet 6, 1983). These overlie Eocene London Clay within the area of the site. To the west there is an area of Valley Gravel and to the south and east there are patches of Plateau Gravel (Geological Survey of Great Britain Sheet 268, 1971).

1.2.3. The London Clay is a '*...stiff brown and dark blueish-grey clay with layers of concretionary masses of argillaceous limestone known as septaria...*' (Blake, 1903). It generally has a basement bed (2-6m thick) of loam and clay inter-stratified with brown and green glauconitic sand. At Burghfield Hill (*c.*

4.5km west of the Study Area), a borehole revealed a total thickness of 62.5m.

1.3. Planning and legislative background

1.3.1. Berkshire County Council (BCC) and Wokingham District Council (WDC) have statutory duties regarding the control of development. With regard to archaeological sites, the Councils have drawn up policies and management plans that seek a balance between necessary development and the protection of archaeological remains. During recent revisions, these policies and plans have taken account of central Government guidance in respect of archaeology, issued by the Department of the Environment.

1.3.2. The Department of the Environment published its *Planning Policy Guidance Note 16: Archaeology and Planning (PPG 16)* in November 1990. This sets out the policy of the Secretary of State on archaeological remains on land, and provides many recommendations that have subsequently been integrated into Local Development Plans. It acknowledges the potentially fragile and finite or irreplaceable nature of such remains (para. 6), and sets out the desirability of preservation of archaeological remains and their setting as a material consideration within the planning process (para. 18).

1.3.3. PPG16 also provides guidance for development-prompted archaeological issues in relation to Scheduled Monuments (DoE, 1990: Annex 3), and in particular to the issue of Environmental Assessments and Scheduled Monuments (*op. cit.*, para. 22). Further clarification is provided in the County Structure Policy EN6 (BCC, 1995) and the Loddon Area Local Plan Policies LBE20 and LBE21 (WDC, 1995).

1.3.4. In addition to the County and District Plan Policy statements recorded above, the Loddon Area Local Plan also contains Policy Statements LBE22 and LBE23 which relate to development proposals affecting areas not covered by Scheduled Monument legislative controls:

- **Policy LBE22:** *The District Council will seek to ensure that planning applications likely to affect archaeological sites and monuments of unknown importance and areas of high potential should have provision made for suitable evaluation prior to determination. In the absence of an appropriate level of information on the nature, extent and importance of archaeological deposits applications will normally be refused or deferred until such information - enabling the full implications of the development to be considered - is available* (WDC, 1995: 45).

- **Policy LBE23:** *In considering proposals for development the District Council will seek to ensure that archaeological sites and monuments not meriting permanent preservation have provision made for an appropriate level of archaeological investigation prior to damage or destruction. Where appropriate this will be safeguarded by condition(s) and planning agreements may be*

sought to ensure that access, time and financial resources are available to allow essential archaeological recording to take place (WDC, 1995: 45).

1.3.5. In March 1997 Wokingham District Council issued its Deposit Draft policies and text for the Wokingham District Plan 1996 –2006. The plan contains the following draft policies relating to archaeology and historic landscape features:

- **Policy WOS10:** *The council will seek to protect archaeological sites when dealing with development proposals. Therefore where development is likely to affect an archaeological site of unknown importance or area of high archaeological potential as shown on the proposals map, the council will require provision to be made for an appropriate evaluation (both desk and field)of the site, prior to the determination of the application. In the absence of appropriate information on the extent and importance of archaeological deposits, an application will normally be refused until such information is made available (WDC, 1997).*

1.3.6. The Berkshire Structure Plan Policy EN4 covers development proposals affecting listed buildings and their settings. Moreover, the Loddon Area Local Plan further clarifies this issue with Policies LBE17 and LBE18.

1.4. Archaeological and Historical Background

Introduction

1.4.1. The Study Area is located in a region, which is demonstrably rich in archaeological resources. Both the construction of the M4 motorway, and in particular the demand for gravel by the construction industry, have provided the impetus for a number of important surveys and excavations within the region, particularly along the eastern Kennet and Thames valleys to the north and west of the Site (e.g. Gates, 1975; Butterworth and Lobb, 1992; Lobb and Rose, 1996; Crockett, 1996). These and other works have examined in detail the archaeological development of the region. A summary of this work is provided below in order to place the results of this report into a broader chronological framework.

Palaeolithic and Mesolithic (c. 500,000 - 4,000 BC)

1.4.2. The gravel terraces of the Kennet Valley have produced a few artefacts from the lower and middle Palaeolithic periods. Most finds are from the Boyn Hill or Lynch Hill gravels located closer to the confluence of the Rivers Kennet and Thames, and include Acheulian hand-axes and 'evolved Levalloisian' industries (WA, 1997b). Some isolated Upper Palaeolithic finds have been recorded at Hungerford, *c.* 3.5 km to the west of the Study Area (Ford, 1988), and at a few other sites in the western part of the Kennet Valley, but are generally very rare in this area. Recent discoveries include a small assemblage of worked flint of Late Upper Palaeolithic date from East Park Farm, Charvil, *c.* 11 km to the north-east of Three Mile Cross (WA, 1997a).

1.4.3. A considerable amount of evidence for activity during the Mesolithic has been found within the Kennet Valley area. Several major excavations of occupation sites have been carried out, including examples at Thatcham (Wymer, 1962; Healey *et al.*, 1992) and Wawcott (Froom, 1976). Closer to the Study Area, lithic material of this period has been recorded at Field Farm, Burghfield (Butterworth and Lobb, 1992), Thames Valley Park, Reading (Barnes *et al.*, 1997) and at Haywards Farm to the south of Theale (Lobb and Rose, 1996).

Neolithic and Bronze Age (c. 4,000 - 700 BC)

1.4.4. There is very little coherent evidence for activity attributable to the Early Neolithic in the area. However, isolated diagnostic finds have been recorded on the gravel terraces of the lower Kennet Valley, including a few blades and a single sherd of plain pottery from a pit at Field Farm, Burghfield c. 5 km to the west of the Site (Butterworth and Lobb, 1992). A number of pits and postholes associated with a flint assemblage of probable Earlier/Later Neolithic transitional date was recovered during excavations at Reading Business Park (Moore and Jennings, 1992), *c.* 2 km north-west of the Site.

1.4.5. Sites of the Late Bronze Age in the Kennet and Loddon Valleys tend to be mainly open settlements with few linear features, and are thus difficult to identify from aerial photographs. However, within the area to the south of Reading, Middle to Late Bronze Age settlement activity has been identified at Knight's Farm and Field Farm, Burghfield (Bradley *et al.*, 1980; Butterworth and Lobb, 1992; Lobb, 1983-85), Reading Business Park (Moore and Jennings, 1992) and Pingewood (Johnston, 1985). In addition, cremation cemeteries have been examined at Sulham (Shrubsole, 1907) and at Field Farm, Burghfield (Butterworth and Lobb, 1992).

Iron Age and Romano-British (c. 700 BC - AD 410)

1.4.6. The extensive Late Bronze Age settlements previously noted at Knight's Farm and Field Farm, as well as at Wickhams Field (Crockett, 1996), almost certainly continue in use into the Iron Age period. Concrete evidence, in the form of Middle Iron Age enclosures adjacent to the Thames at Reading (Barnes *et al.*, 1997) and at Ufton Nervet (Manning, 1974) and isolated cremation burials at Anslow's Cottages and Pingewood (Butterworth and Lobb, 1992) are rare. However, morphologically similar rectangular enclosures have been identified as cropmarks on aerial photographs. This evidence suggests the presence of an intensively farmed landscape, dotted throughout with farms and/or small settlements. The possibility that this activity is affected by the region's geography will be discussed below.

1.4.7. The Roman town of Silchester (*Calleva Atrebatum*) lies 8.5 km to the south-west of the Site. This is served by a network of roads including the road from Silchester to London, which passes 4.5 km to the south, and a north – south route that may have run through the centre of Three Mile Cross. However, as with the Iron Age there is very little excavated evidence from the immediate area and much of the Romano-British settlement in the Kennet and Loddon valleys appears to be a continuation of the pre-existing Late Iron Age pattern.

Some new farms, such as at Wickhams Field (Crockett, 1996), were established on what was formerly more marginal land, to serve the new urban populations.

Saxon (c. AD 410 - 1066)

1.4.8. Excavated sites and find spots of this period are rare within the Kennet and Loddon valleys, although the Saxon settlement (and Viking encampment) at Reading is reasonably well documented (Astill, 1978). Settlement remains, including storage pits and timber-lined wells, were recorded at Wickhams Field (Crockett, 1996), whilst an inhumation cemetery of 6th -7th century date has been excavated Field Farm, Burghfield (Butterworth and Lobb, 1992). *Bearrocscire* (Berkshire) is first mentioned in AD 893 and Foudry Brook (which runs 700 metres to the west of the Site) is mentioned as *fulan Riþe* in AD 950. The Domesday Book (AD 1086) and other Late Saxon charters record the presence of numerous manors within the area to the south of Reading.

Medieval (c. AD 1066 - 1500)

1.4.9. Excavations within Reading, including those at Reading Abbey, have revealed a thriving medieval town. As the area is not known for its mineral wealth, it is likely to have been based on a strong agricultural foundation and a good communication network, which included the natural waterways. Limited excavations have been carried out on some rural sites, including the fishponds at Ufton Nervet. Other sites are known, particularly the moated sites at Loddon Court and Sheepbridge Court (2.25km south-east of the Site), but these have not been investigated in any detail. The evidence seems to indicate that large manorial holdings, rather than villages, dominated the medieval landscape of the area.

Post-medieval and modern (c. AD 1500 – present day)

1.4.10. The earlier part of the post-medieval period in England is marked by the dissolution of the monasteries (AD 1536-9). This disrupted long-established patterns of land ownership, control, and use, and brought huge amounts of wealth into circulation, leading to a wide variety of socio-economic and political consequences. In the area around Reading, the lands of Reading Abbey passed to the King, who sold them for revenues or used them to reward favoured followers. The new owners set about extracting the maximum economic and social value from their land. This often meant the establishment of a new manor house, and included various improvements such as better drainage and increased industrial activities. At the same time the population of England started to increase dramatically, leading to a major increase in urban population and the encroachment of small dwellings onto the fringes of common lands.

1.4.11. The modern landscape of the Reading area has been strongly influenced by the Industrial Revolution. The construction of railways, particularly the Reading to Basingstoke line, which passes to the west Study Area, altered lines of communication, field boundaries, and drainage patterns. Increased demand for raw materials led to widespread exploitation of the gravels for

construction materials, and of the London Clay for both pottery and brick production. Demands for agricultural produce (particularly wool) led to the enclosure of most of the former open fields and common grazing, thus dramatically altering the landscape. More recently major road works, particularly the M4 and A33, have again changed the landscape.

2. METHODOLOGY

2.1. Introduction

2.1.1. The aim of the desk-based assessment was to provide a detailed inventory and assessment of the known archaeological resource within a broader Study Area (**Figure 1**), and establish the known and potential resource within the Site itself. Evidence from further afield is included where relevant. Several sources were consulted to obtain the maximum information, and these are described below. Full details are listed in **Appendices I, II and III**.

2.2. County Sites and Monuments Record

2.2.1. The Wokingham District Sites and Monuments Record (WSMR) is compiled and maintained by the Babtie Group as a service to the Council. It is a computer-based register of known archaeological sites and findspots within the County. The WSMR provided a list of all the entries falling within the Study Area including sites, monuments, finds and fieldwork. A gazetteer of these entries is provided in **Appendix I** and illustrated in **Figure 1**.

2.3. Scheduled Monuments and Listed Buildings

2.3.1. The WSMR was consulted in order to determine whether there were any Scheduled Monuments or Listed Buildings within the area of the Site and the Study Area.

2.4. Documentary sources

2.4.1. A search of relevant primary and secondary sources was carried out in the Berkshire County Records Office (BRO), Wokingham Local Studies Library (WLSL), and Wessex Archaeology's own library. The sources consulted are listed in the bibliography.

2.4.2. Details concerning relevant legislation were obtained from Berkshire County Council Planning Department and Wokingham District Council Planning Department.

2.5. Cartographic and documentary sources

2.5.1. A search of surviving manuscript maps, awards and sequential Ordnance Survey maps was undertaken at the BRO and WLSL. Early maps and surviving documents may indicate changes or continuity in land use, ownership and property boundaries. They can also provide information on the sequence and timescale of building development on a site. The

documents consulted are listed in the bibliography, and the maps in **Appendix II** and selected maps are reproduced in **Figure 2**.

2.6. Air photographs

2.6.1. In June 1999 Wessex Archaeology produced an assessment of aerial photographic evidence for late prehistoric and Romano-British settlement in the area to the south of Reading (WA, 1999a). This took the form of an interpretation of results collected by Air Photo Services. This report was used to inform an assessment of the aerial photographic evidence for the area around the Site, the results of which are presented in **Figure 3**.

2.7. Landscape Characterisation

2.7.1. The Babtie Group was commissioned by Wokingham District Council in 1997 to produce a Historic Landscape Survey for the area (Babtie, 1997). This characterises the landscape from prehistory to the present day, and indicates areas of archaeological potential. Information contained within this document is summarised below.

3. RESULTS

3.1. Introduction

3.1.1. The results presented below comprise a synthesis of the archaeological information collected from the various sources consulted in the course of the desk-based assessment. A total of 13 entries have been identified, ranging in date from prehistory through to the 20th century, they are shown in **Figure 1** and are listed by period in **Appendix I**. For ease of reference, a new sequence of site numbers (**WA 1-13**) has been applied.

3.2. Scheduled Monuments, Conservation Areas and Listed Buildings

3.2.1. There are no Scheduled Monuments or Listed Buildings within the Site or the Study Area.

3.3. Landscape Characteristics

3.3.1. The division, within the general area of the Site, between the Gravels and the London Clay has a dual impact on the assessment of the archaeological potential. Firstly, the nature of the subsurface material will affect the *distribution of activity areas*. This could mean, for example, that settlement was concentrated on the well-drained Gravels rather than on the more water-retentive Clay. It is also possible that pastoral farming was preferable on the Clay whereas arable activities were possible on the Gravels. If land for arable farming was in great demand, then settlement may have been restricted on the Gravels and more extensive on the Clay.

3.3.2. Secondly, this geological division will almost certainly have an effect on the *recognition* of archaeological sites and features. Areas of former settlement

and other activities (field boundaries, etc.) located on the Gravels will show up more clearly on aerial photographs than those located on the Clay. This leads to a bias in site recognition, which must be acknowledged when strategies for assessment are devised. This point will be discussed further in the conclusions (section **4.1**).

3.3.3. The drainage pattern for the area is dominated by the east-flowing River Kennet, a principal tributary of the River Thames. The two rivers converge to the north of Reading. To either side of the site the River Lodden (east) and Foudry Brook (west) flow northwards in to the Kennet-Thames system. The site itself lies at the bottom of the steeper, western, side of a low asymmetrical ridge that separates the two watercourses.

3.3.4. The references to the site within the Wokingham District Historic Landscape Survey (Babtie, 1997) are as follows: It is shown within a large area considered to contain "potentially early enclosure landscapes", though there is no suggestion that all the fields are early. These systems, or elements thereof, are considered to be 'well preserved' in the field adjacent to the southern edge of the Site. Furthermore the Site is shown to lie just outside an area of High Archaeological Potential which is located alongside Foudry Brook, to the west of the A33, and which was designated as such on the basis of cropmark evidence.

3.4. Palaeolithic and Mesolithic (*500,000 – 4,000BC*)

3.4.1. The general pattern of activity expected of these periods is one of migrant groups of hunter-gatherers exploiting a wide variety of resources within the region as a whole. Watercourses, such as the River Lodden and Foudry Brook would have served as routeways through what was then a largely wooded environment and may have been a seasonal focus of human activity. Away from the river valleys, areas of higher ground would have contained hunting stands and other activity areas.

3.4.2. There are no Palaeolithic or Mesolithic sites or finds within the area of the Site or the Study Area. Within the general area a collection of *in situ* Mesolithic flints was recovered from Hartley Court Farm c. 1.5 km to the north of the Site (WA, 1997b) and further finds were collected to the south-east, near Spencers Wood (Chadwick, 1998).

3.5. Neolithic and Bronze Age (*4,000 – 700BC*)

3.5.1. The Neolithic period saw the beginnings of woodland clearance and the establishment of farming. Initially the watercourses of the River Lodden and Foudry Brook are likely to have acted as the main focus for the small scattered settlements of the period. During the Bronze Age, population growth led to more widespread deforestation and the expansion of farmland, although the majority of occupation sites remained within the river valleys. Settlements at this time were typically little more than isolated farmsteads.

3.5.2. The most prominent remains relating to the Bronze Age within southern England are round barrows (burial mounds). However intensive cultivation of the area around Reading over a long period of time has resulted in poor survival of upstanding prehistoric remains such as these.

3.5.3. There are no Neolithic or Bronze Age sites or finds within the Site or the Study Area. However, clusters of barrows have been identified on aerial photographs within both the Loddon and Foudry valleys (WA, 1999a), giving a clear indication as to the presence of a sizeable Bronze Age population within the region. Finds relating to this population within the general area include pottery recovered from an archaeological evaluation at Diddenham Manor Farm 1.75 km south-west of the Site and a settlement at Hartley Court Farm 1.5 km to the north (WA, 1997b). Evidence from the excavation of, in particular, Bronze Age sites in the region suggests that the economy associated with these sites was largely pastoral (Philips, 1993).

3.6. Iron Age and Romano-British (*700BC – AD410*)

3.6.1. During the Iron Age the population continued to rise, and areas suitable for farming, notably within the river valleys, became more densely occupied. Typical settlements are characterised by clusters of circular huts set within extensive systems of rectangular fields. The finds from this period offer clear indications of trade, both within Britain and with continental Europe.

3.6.2. The Romano-British period saw the development of towns and an expansion of the farming base needed to support these urban populations. In some areas large organised estates centred on villas grew up, whilst in others the pre-Iron Age settlements expanded to serve these markets. An extensive road network was developed, in many cases following the lines of established prehistoric routes. Further away from the new towns the Iron Age communities continued much as before, although sites show increased material wealth resulting from extended economic and trading links associated with the newly improved road system.

3.6.3. There are no remains from these periods within the Site. However, within the Study Area records **WA 2, 3 and 4** refer to a series of cropmarks and geophysical results relating to the existence of an Iron Age / Romano-British settlement site. In all cases this takes the form of a series of linears (ditches) which define enclosures (fields), within which areas of pits attest to the presence of a small farmstead. An archaeological excavation on part of the site (**WA 1**) evaluation revealed five ditches, which were undated but presumed Prehistoric.

3.6.4. To the south west of this site **WA 5** concerns the evaluation of a 9.6ha site that contained both cropmark and geophysical anomalies. The evaluation, which consisted of the excavation of 38 trenches, revealed evidence for Iron Age and Romano-British enclosures (including a large multi-ditched enclosure) and field boundary ditches relating to a settlement, and agricultural land-use.

3.6.5. These sites are part of a large number of cropmark sites within the area to the south of Reading (see **Figure 3**), most of which are attributable to the Iron Age / Romano-British period. They confirm the presence of an intensive farmed agricultural landscape, dotted throughout with small farms (16 possible sites are shown within the area covered by **Figure 3**).

3.6.6. Closer to the Site a watching brief (**WA 6**) was carried out during construction of a housing estate within land on the southern side of Grazeley Road. Within this area, which abuts the eastern edge of the Site, one undated pit, a concentration of burnt flint and one Iron Age sherd were recorded.

3.6.7. Within the Iron Age and Romano-British landscape the road network is not fully understood. There is no direct evidence for the route of the Silchester to St. Albans road, or any associated roadside settlements. However it is possible that the road ran along the ridge between the Lodden and Foudry valleys, through Three Mile Cross.

3.7. Saxon (410 – 1066)

3.7.1. During the Saxon period there was initially a marked decline in population, followed by a gradual rise that saw the growth of many small villages and towns. In some cases Roman sites continued in use or were reoccupied, and the road network established by the Romans also continued in use. However, evidence from place-names and the Domesday survey indicate that many villages in Berkshire have their origins in the Saxon period (Gelling, 1973).

3.7.2. Of these villages, those nearest to the Site are: Grazeley ('Badgers wallowing place'), Shinfield ('Open land of *Scīene's* people') and Swallowfield ('Open land by the river *Swealwe*') (Gelling, 1973). In general the place-name evidence for the area to the south of Reading points to a large areas of open land and some woodland clearings, the locations of these villages are split between the river valleys and the higher ground. The place-names of Three Mile Cross and Spencers Wood however do not have Saxon derivations, and appear to have been established later (see section **3.10**).

3.7.3. There are no Saxon sites or finds within the Site or the Study Area. Indeed, apart from isolated finds of a brooch in Grazeley (WA, 1997b) and a spearhead near Spencers Wood (Chadwick, 1998), the period is almost absent from the archaeological record of the area. Similarly the Lodden Valley Survey produced no Saxon evidence from the area to the north of the river suggesting that the area between the Lodden and Foudry was only sparsely populated at this time.

3.8. Medieval (1066-1499)

3.8.1. During the medieval period there was a gradual rise in the population and an associated growth in the size of the settlements and the area of farmland. To the south of Reading the medieval landscape seems to have been one of a relatively small number of settlements, each surrounded by large open fields and common grazing land. In the area around the Site Shinfield and

Swallowfield appear to have expanded slowly, while Grazeley remained as little more than a farm.

3.8.2. Shinfield, as the closest village, is likely to have exerted the greatest influence upon the Site. Around Shinfield, farms at Hartley Court and Ryeish Green are also known to have existed during the medieval period, and the site is likely to have lain within the land associated with one or other of these establishments. The nature of the land-use within the area of the Site is uncertain, place-names such as Great Lea Common (750 metres to the north) refer to large areas of common grazing land whereas Spencers Wood (750 metres to the south) indicates that parts of the higher ground were still wooded (Field, 1993 and Gelling, 1973). The topography suggests that the Site may well lie at the junction between these two areas.

3.8.3. Evidence for medieval agricultural activity within the Study Area exists in the form of a number of ditches excavated during an evaluation c. 500 metres to the south west of the Site (**WA 7**). The large number of peg tile fragments recovered from these features may indicate the presence of a building in the vicinity.

3.9. Post-medieval and Modern(*1500 – present day*)

3.9.1. The early Post-medieval period is marked by an increase in population, and an associated rise in the number and size of the settlements. Within the agricultural landscape a major change had taken place by the middle of the 18th century. The Shinfield enclosure map of 1756 and Rocque's 1761 map of Berkshire (**Figure 2**) both document the transformation of the medieval open field system into a landscape dominated by relatively small, enclosed fields.

3.9.2. Both of the above maps are also the first to clearly document the changes in the settlement pattern that are known to have occurred during this period. At this time there are many new farmsteads (including Great Lea House Farm **WA 9**) dotted throughout the enclosed fields, and there are settlements at Three Mile Cross (which is named) and, to a lesser extent, at Spencers Wood. The exact date of the enclosure of the fields in the area of the Site is not known as this lies outside the area covered by the Shinfield enclosure map, however it is shown as enclosed on Rocque's map therefore a mid 18th century date seems likely.

3.9.3. Within the Study Area evidence for the enclosure landscape is present in the form of surviving field boundaries. Where these have been removed excavated evidence occurs in the form of a number of boundary ditches and a trackway recorded c. 500 metres to the south west of the Site (**WA 10**). The four brick fragments recovered during an evaluation to the west of the Site (**WA 8**) are less easy to interpret, though are unlikely to represent a structure.

3.9.4. On the 18th century mapping the village of Three Mile Cross is shown as a small linear settlement along the north – south route from Reading to Swallowfield. It takes its name from the mile-post indicating the distance to

the centre of Reading and is likely to have been established in the late 17th or 18th centuries. All the 18th and 19th century maps show the Site within enclosed fields in the angle between a lane that runs from Great Lea House Farm eastwards towards Shinfield, and a droveway that runs in a rough north – south direction along the crest of the higher ground.

3.9.5. The 19th and early 20th century mapping, including the Shinfield tithe map and early Ordnance Survey maps (**Figure 2**), show little change to either the village or the field system. However in the period leading up to the First World War the 3rd edition OS map shows that new houses have been built on the northern and eastern side of the village (**Figure 2**).

3.9.6. During the Second World War the area formed part of a strategic line of defence built to counter the threat of a German invasion. Pillboxes, including **WA 12 and 13**, were constructed to form a continuous line of defences around the southern side of London, known as the GHQ stop-line. Construction of these defences began in May 1940 following the Dunkirk evacuation, at which time a German invasion seemed inevitable, and was effectively halted by September 1940 when greater emphasis was placed on coastal defences. In addition to the pillboxes, a continuous anti-tank ditch was constructed along certain sections of the GHQ stop-lines, including the Foudry Brook stretch (Babtie, n.d. and Wills, 1985).

3.9.7. During the post-war period the village of Three Mile Cross has gradually expanded away from the crossroads. The construction of the current buildings on the Site has occurred at some time during this process.

4. CONCLUSIONS

4.1. Archaeological potential

4.1.1. The history and archaeology of the landscape within and around the Study Area is dominated by agricultural activity, and the potential for archaeological remains within the Site centres upon the possible survival of features associated with farming, including settlement sites.

4.1.2. Evidence for early Prehistoric activity (Palaeolithic and Mesolithic) is scarce and although it seems likely that hunter-gatherer populations did operate within the general area the potential for remains from this period within the Site is considered to be low.

4.1.3. Of the early farming communities (Neolithic and Bronze Age) there is clear evidence of a Bronze Age population within both the Loddon and Foudry valleys. However the paucity of archaeological evidence within the region as a whole tends to support the theory that at this time the landscape was still only sparsely inhabited. There is little to suggest that settlement at this time extended into the areas of higher ground and thus the potential for archaeology of this period within the Site must be considered to be low.

4.1.4. It is not until the Iron Age and Romano-British periods that there is good evidence for widespread archaeological activity. The cropmark evidence points to the existence of an intensively farmed landscape, dotted throughout with small farms, however the extent to which this activity occurred uniformly across the landscape is uncertain.

4.1.5. There is a strong correlation between the occurrence of Iron Age and Romano-British evidence and the areas of gravely drift geology, which tends to suggest that these sites were restricted to the better-drained soils. However an archaeological evaluation at Gravelly Bridge (**WA 5**), which sits astride the clay/gravel boundary, shows no decline in the number of recorded features on the clay (WA, 1999b). One possible explanation for this is that the heavier, clay soils are not conducive to the generation of cropmarks. In general where heavier soils are farmed this tended to happen during the Roman period, when increased production was required to feed the growing population.

4.1.6. The position of cropmarks **WA 2 and 3** is significant in that they demonstrate the presence of activity within 250 metres of the Site. In a discussion of the aerial photographic evidence for the region (WA, 1999a) it is stated that the cropmarks are "highly likely to form part of an extensive landscape and extend into adjacent fields, which are not covered by existing photographs". Support for this hypothesis is provided by the discovery of further enclosures through geophysical survey (**WA 4**) in a field that did not contain cropmark evidence.

4.1.7. Thus the possibility of the existence, within the Site, of features associated with the Iron Age and Romano-British agricultural landscape is considered moderate to high. However this must be tempered by the fact that the watching brief during construction work to the east of the Site (**WA 6**) recovered very little evidence of activity from these periods.

4.1.8. There is little evidence for the possibility of Saxon, Medieval or Post-medieval remains from the Site. The current field boundaries largely derive from the enclosure of the medieval open fields, and given the (relatively small) size of the proposed development there is little chance that the medieval and Saxon agricultural systems could be understood through fieldwork in this area. For most of the post-Roman period the settlement pattern appears to be one of few small villages and scattered farmsteads that slowly increase in size and number until the 20th century. Development during the last 100 years has brought the Site into the village of Three Mile Cross, however there is no evidence to suggest that prior to this the Site was associated with any form of settlement.

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Appendix I: Wokingham District Sites & Monuments Record

WA No.	Period	SMR No.	NGR (E)	NGR (N)	Type	Description
1	Prehist	01096 .03 .000	470760	167820	Exc.	Five undated ditches found during and evaluation, three of which were earlier than the remainder, and which silted during a dry environment. This is presumed to be during the Prehistoric period when the water table was lower.
2	IA/RB	01096 .00 .000	470750	167800	Cropmark	An area of distinctive, but poorly defined cropmarks indicative of Iron Age/Roman settlement. This includes a series of rectilinear enclosures and associated pits and small quarries.
3	IA/RB	01096 .01 .000	470750	167690	Cropmark	A 'C'-shaped linear cropmark feature, with an associated annexed feature and possible internal features. This lies within a system of linear features and is probably an extension of WA2.
4	IA/RB	-	471175	168000	Survey	Geophysical survey revealed a series of rectilinear enclosures and pits that appear to be a continuation of the Iron Age/Roman settlement site WA 2.
5	IA/RB	06594 .02 .000	470400	167000	Exc.	Evaluation in 1999 on 9.6ha of land containing cropmarks and geophysical anomalies revealed Late Iron Age and Romano-British enclosures and settlement activity.
6	IA/RB	06479 .00 .000	471200	167600	WB	A single undated pit, burnt flint and an Iron Age sherd were recorded on a watching brief during construction in 1998.
7	Med	06594 .02 .000	470400	167000	Exc.	Evaluation in 1999 on 9.6ha of land containing cropmarks and geophysical anomalies revealed a number of medieval features.
8	P-med	01096 .00 .002	470760	167820	Find	Four fragments of post-medieval brick recovered during an evaluation on Mereoak Lane.
9	P-med	-	470940	167670	Doc. Ref.	A group of at least three properties indicated on the 1760 map of Diddenham Manor. These are identified on the subsequent 19th-century Tithe as *Great Lee House*. The buildings are arranged within a small enclosure, and comprise an 'L'-shaped building to the south-west and rectangular buildings to the north and south-east.
10	P-med	06594 .02 .000	470400	167000	Exc.	Evaluation in 1999 on 9.6ha of land containing cropmarks and geophysical anomalies revealed a number of Post-medieval features including a trackway.
11	Mod	01096 .00 .001	470760	167820	Find	Two fragments of modern tin-glazed earthenware recovered during an evaluation on Mereoak Lane.
12	Mod	05046 .01 .013	471010	167650	Doc. ref.	A 2nd World War polygonal pillbox, identified in 1969 on aerial photographs and destroyed during the construction of the Swallowfield bypass. Adjacent to Great Lea Farm and part of the GHQ defence line.
13	Mod	05046 .01 .014	471200	168100	Building	A 2nd World War polygonal pillbox, comprised of brick shuttering with concrete.

Period key: Prehist – Prehistoric; IA/RB – Iron Age / Romano-British; Med – Medieval; P-med – Post-medieval; Mod – Modern.

Type key: Exc – Excavation; WB – Watching brief; Doc ref – Documentary reference.

Appendix II: Cartographic Sources

Maps showing the Study area (in chronological order)

Ballard, J., 1756, *A survey of all the lands belonging to the Right Hon. Arthur James Plunkett Woollascott, Earl of Fingall, in his Manor of Shinfield*

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Ordinance Survey, 1883, *1st edition 25" Series* 37

Ordinance Survey, 1883, *1st edition 25" Series* 45

Ordinance Survey, 1900, *2nd edition 6" Series* 37

Ordinance Survey, 1900, *2nd edition 6" Series* 45

Ordinance Survey, 1912, *3rd edition 6" Series* 37

Ordinance Survey, 1912, *3rd edition 6" Series* 45

Ordinance Survey, 1912, *3rd edition 25" Series* 37

Ordinance Survey, 1912, *3rd edition 25" Series* 45

Ordinance Survey, 1950, *1:2500 Series* (all sheets)

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Ordinance Survey, 1998, *1:25,000 Explorer Series* 159

Soils and Geology Maps

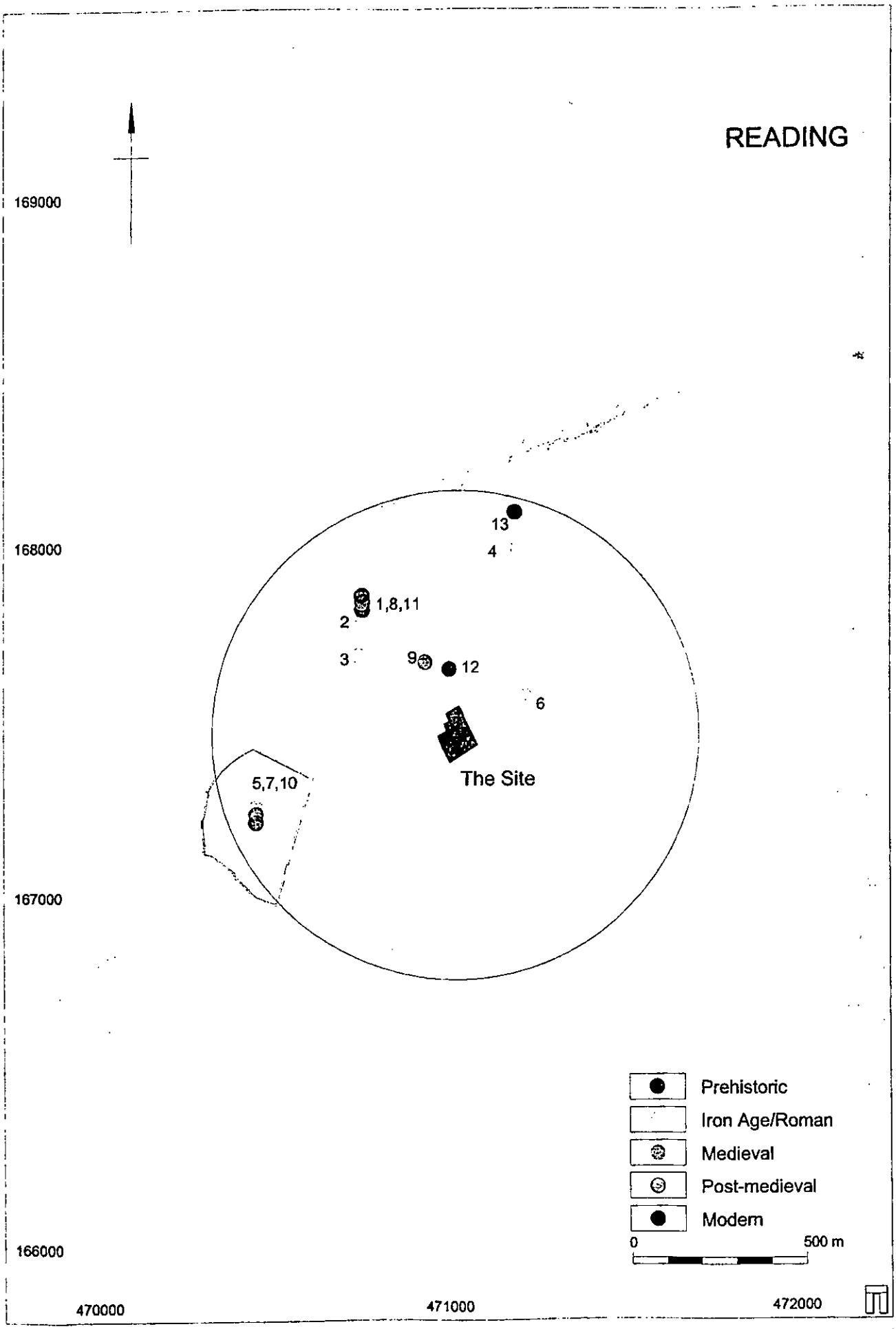
Ordnance Survey, 1946, *1:63,360 series Geological Survey of Great Britain (England & Wales),* Sheet **268** – Reading

Ordinance Survey, 1983, *1:250,000 Series Soil Survey of England and Wales* Sheet 6 – South East England

Appendix III: Description of Cropmarks

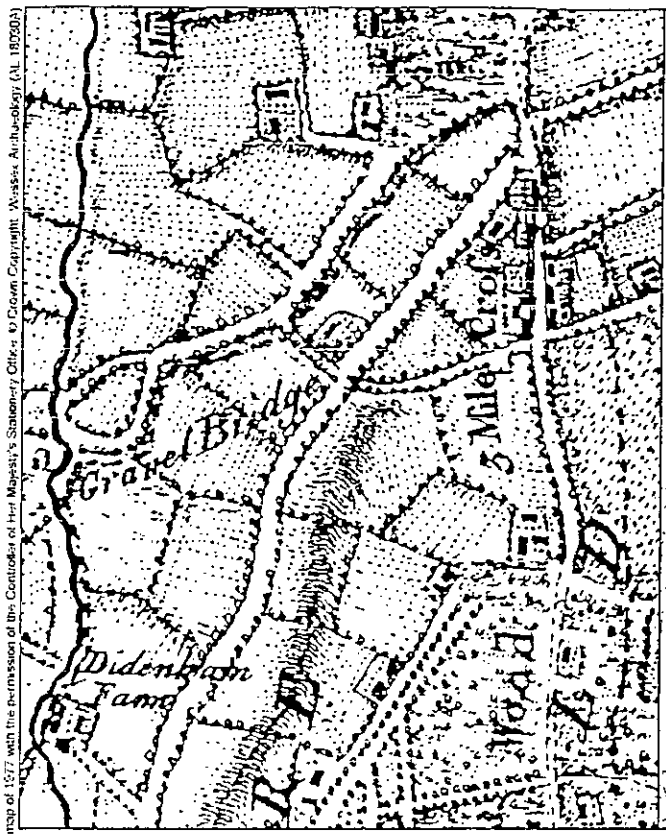
WA No.	AP Ref. No.	Description
100	036	Enclosures, trackways and pits. Typical Iron Age or Romano-British settlement.
101	075	Ditches. Iron Age or Romano-British settlement.
102	074	Ditches. Iron Age or Romano-British settlement.
103	079	Possible rig and furrow. Medieval agriculture.
104	073	Continuation of ditches in 072.
105	072	Triple ditched sinuous feature. Iron Age or Romano-British settlement and trackways.
106	077	Linear features. Possible Iron Age or Romano-British settlement.
107	076	Small enclosure. Unknown date.
108	037	Ditches pits and enclosures. Iron Age or Romano-British settlement.
109	082	Ditches. Iron Age or Romano-British settlement.
110	038	Complex multi-period site. Multi-period settlement.
111	078	Linear features. Iron Age or Romano-British trackway and boundaries.
112	068	Area of distinctive but fragmentary cut features. Iron Age or Romano-British settlement.
113	039	Curvilinear enclosure with smaller features. Possible settlement site.
114	040	Faint linear ditches. Possible settlement.
115	070	Extensive complex of ditched features. Iron Age or Romano-British settlement.
116	041	Ditches and rig and furrow. Medieval agriculture.
117	081	Mottled appearance. Possible archaeological site.
118	069 & 071	Extensive complex of linear ditches. Iron Age or Romano-British settlement.
119	080	Mottled appearance. Possible archaeological site.
120	001	A complex of ditched enclosures. Iron Age or Romano-British settlement.
121	002	Rectilinear ditches. Prehistoric to modern settlement.
122	013	Possible ring ditches. Possible Bronze Age burial site.
123	014	Several small circular features. Non-archaeological.
124	008	System of sinuous and linear ditches. Iron Age or Romano-British settlement.
125	006	Two phases of ditched features. Iron Age or Romano-British settlement.
126	009	Many sinuous cut features. Iron Age or Romano-British settlement.
127	007	Ring ditch. Bronze Age round barrow.
128	016	Ditches and earthworks. Medieval moated site.

Note: The AP ref. Nos. and descriptions are taken from WA, 1999a

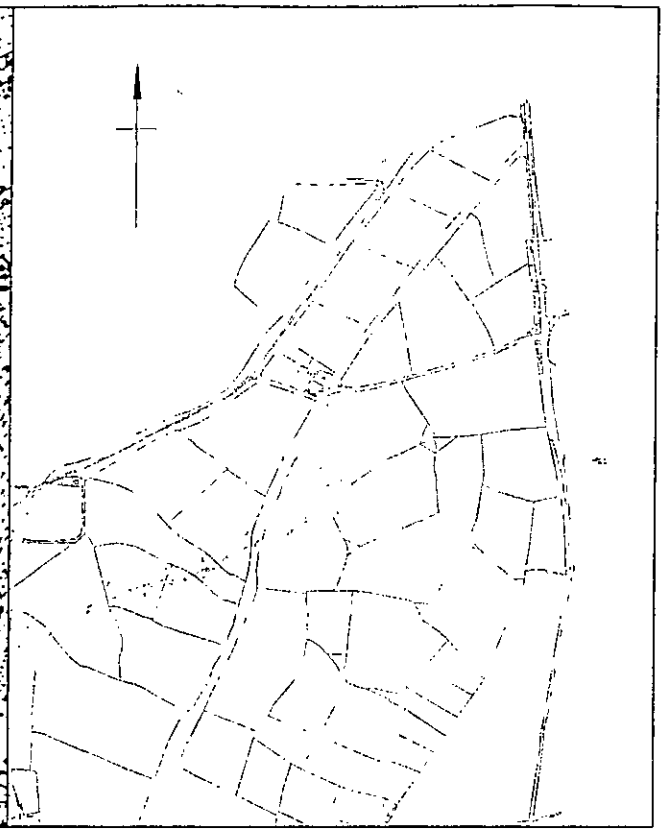


Site and study area location

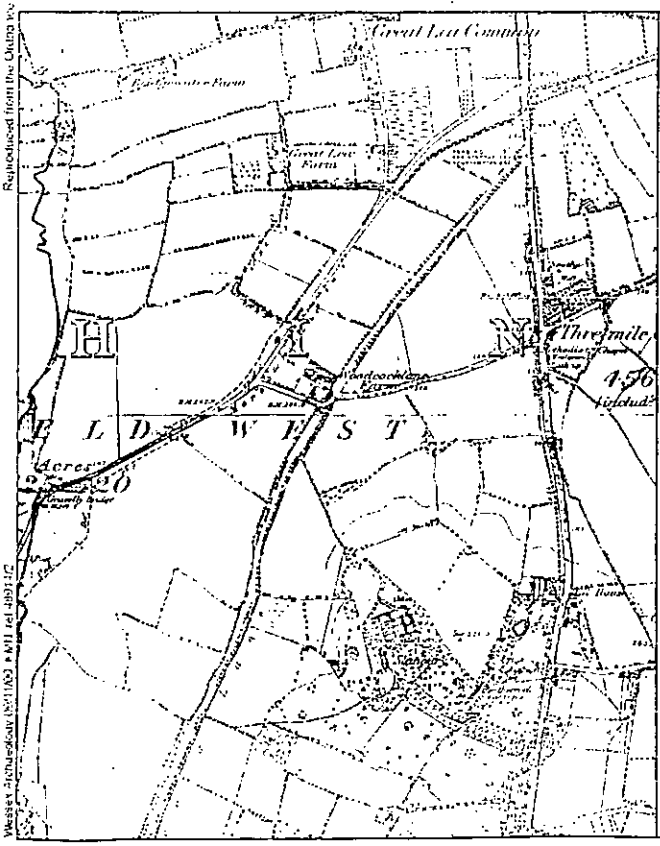
Figure 1



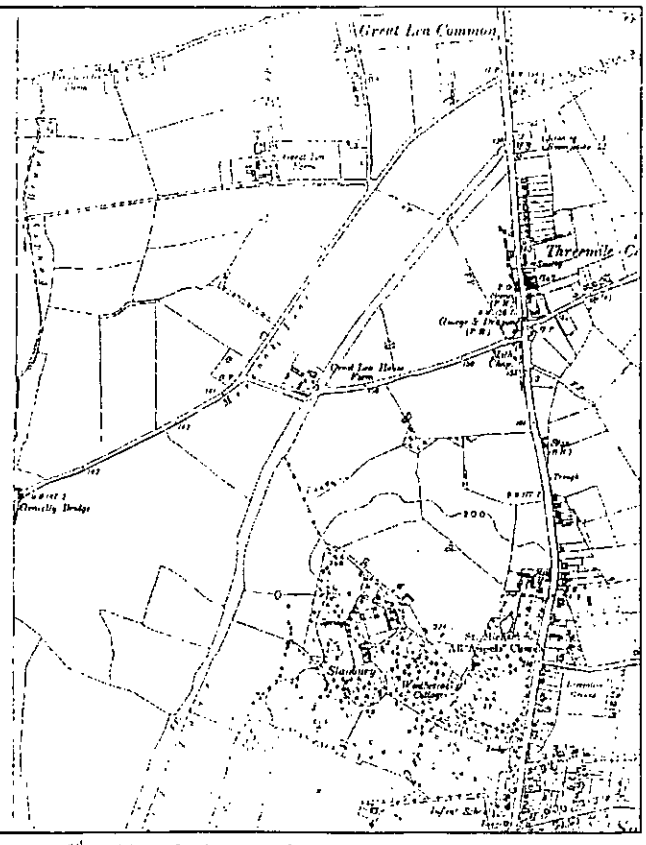
1761 Rocque map



1838 Tithe map of Shinfield



1871 1st edition Ordnance Survey



1914 3rd edition Ordnance Survey

Reproduced from the Ordnance Survey's 1:25,000 map of 1977 with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright. Wessex Archaeology (AL 18030A)

Map regression

Figure 2

FAX COVER SHEET

TO: Alan Pitt.

FROM: Angela Odell.

DESTINATION FAX No: 01252 845904.

DATE: 14.3.01

TIME: am.

SUBJECT: 102 Grazeley Road.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Our Rights of Way officer has asked if you can confirm that you have rights over the land. Please see also attached memo from our highway officer for your information.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

SAI BRIEFING NOTE

OUTLINE APPLICATION FOR THE ERECTION OF 40 DWELLINGS ON SCAFFOLD YARD, GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

The site is a 1.16 ha. 'brownfield' site within the settlement boundary. The principle of residential development on the site is therefore considered acceptable. The application is in outline with only the means of access to be determined.

On the adjacent Linden Homes site, for 44 dwellings (granted permission on 15/12/99 subject to a section 106 agreement) the attached under 'D' of its committee report was agreed.

Pro rata as far as most things

Email re aff. hsg. Affordable hsg

~~Cat com~~

Cat - ~~stro~~ contribution but went towards VI Rm form.

Angela Odell

To: Tim Haycocks
Cc: Mary Severin; Anne Hannan
Subject: RE: 20-34 Grazeley Road

The section 106 for the outline application O/2001/3128 has not yet been completed, so suggest that you contact legal to see what its draft contents are. However, the Committee agenda report for the outline application stated that it was 'towards education for Lambs lane primary school'. The 'full' application F/2001/4748 is to go to Committee on 9 January. The amount is to be the same £60,038 (index linked back to the date of the outline consent if issued first) and was agreed at SAI meeting in December. If you want a copy of the report and minutes, I can give it to you if you come to teh Planning dept.

-----Original Message-----
From: Tim Haycocks
Sent: 03 January 2002 15:16
To: Mary Severin; Angela Odell; Anne Hannan
Cc: Helen Rowlay
Subject: 20-34 Grazeley Road
Importance: High

Mary

Is it possible for you to tell us if, there was a definition of primary school included in the S106 agreement for the above development?

Angela

Could we have a copy of the DC paper and minutes which refer to the above development please?

Ann

Could you tell which schools catchment this development falls in.

Tim Haycocks
School Planning Team
0118 974 6159

Application No. O/2001/3128 **Received 08.01.01** **Shinfield**

Applicant: **Westbury Homes**
Location : **102 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Outline application for the erection of 40 dwellings**

1. **Planning History** – This 1.16 ha. site is currently used as a skip hire/recycling and scaffolding depot. There are some existing buildings and structures on the site, including a 2-storey ancillary office building with storage behind. The site slopes downwards from north to south and east to west. There are some trees and vegetation along the boundaries of the site, and earth banks within and adjacent to the north and east side boundaries of the site. To the east of the site the Linden Homes Phase 2 development for 44 dwellings (Woodcock Court) is currently under construction and nearing completion. A public bridleway (Woodcock Lane) joins the end of Grazeley Road.

2. **Proposal** – is in outline with only the means of access to be determined. The revised indicative plan shows the proposed Public Open Space (0.17 ha.) with play area relocated from the centre of the site to the south-west corner of it, and consequent rearrangement of the proposed dwellings.

3. **Consultations** -
   - ***Shinfield Parish Council :*** Whilst we consider residential development is preferable to the current commercial use, we have concerns about the increased generation of traffic additional to the existing residential sites on this already inadequate country lane, which joins the busy Basingstoke Road at an inadequate junction.
   - ***2 letters of objection :*** On grounds of additional traffic generation onto Grazeley Road and exacerbation of congestion, impact on long views from Grazeley, A33 and M4, proposed play area too small, wildlife, archaeology and disturbance from building works. Request restrictions on builders' working hours, traffic calming in Grazeley Road and control over location of any social housing.
   - ***1 letter of support :*** Prefers to current use which involves HGVs.
   - ***2 letters of no objection :*** Subject to retention of east side boundary trees, avoidance of 3 storey town houses along east side of site and garages along this side moved further away from this boundary.
   - ***1 letter of concerns :*** Asks that the proposed development does not overlook nor take light and that no building is actually on the boundary.
   - ***Ramblers Association :*** No comments to make.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Consultant Archaeologist :*** No objection subject to a condition.
   - ***Environmental Health Officer :*** No objection subject to conditions covering noise protection for proposed dwellings, contaminated land assessment and remediation and hours of construction.
   - ***Crime Prevention Design Adviser :*** No objection to the principle of residential development for this site. The outline as indicated gives good natural surveillance over public movement areas and all dwellings have secure, private rear gardens. Although it is appreciated that the drawing is

indicative only, would be concerned if the principle of routing public pavements hard against the front elevations of dwelling houses was pursued.

- ***Consultant Archaeologist :*** Recommends the submission of an archaeological brief.
- ***Landscape Officer :*** Considers the amended layout is a significant improvement on the previous layout. Positioning the public open space and a 4m planting buffer along the southwestern and south eastern site boundaries would lessen the impact from longer distance views. Considers it is important that the proposed dwellings on the south boundary of the site are carefully designed to minimise their visual impact on the adjoining countryside.
- ***Highway Officer :*** No objection in principle subject to conditions and contribution as proposed.
- ***Public Rights of Way Officer :*** No objection in principle.
- ***Leisure and Recreation Officer :*** The proposed 0.17ha. of public open space is less than the amount required under the District's standard, but raises no objection in principle, subject to compensating contribution towards off-site recreation provision and commuted sums for maintenance of proposed on-site open space and play equipment. (0.46 ha. of public open space would be required under the District's standard.)
- ***Thames Water :*** Advise there are no public water sewers in the vicinity of the development, and that surface water will need to drain to soakaways or watercourse with the relevant consents. Also advise is no available capacity within the existing public foul sewer in Grazeley Road and that the nearest public foul sewer with available capacity is in Basingstoke Road.

4. **Appraisal** – Main issues are:

   A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

   B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies WH1, LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WBE11 and WLL7).

   C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).

   D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

   E. Other technical issues; archaeology: (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16), potential effect of road noise on proposed dwellings and potential contamination of the land and drainage.

F. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

G. Concerns of the Parish Councils and local residents.

A. Principle of Residential Development

The site is within but on the edge of the settlement boundary in the local plans. The site is 'previously-developed' or 'brownfield' land and therefore there is no objection in principle to residential development and the proposal accords in principle with the relevant policies and PPG3.

The density of the proposed development would be 34.5 dwellings per ha. This complies with PPG3 which requires a density of between 30 and 50 dwellings per ha., and is not dissimilar to the 29.3 dwellings per ha. on the adjacent Linden Homes Phase 2 site. The density is therefore considered acceptable.

The indicative proposed housing mix is as follows:

No. of Bedrooms	Percentage	Percentage required by Policy WH6
2	25%	At least 45%
3	50%	25%
4+	25%	Not more than 30%
	100%	100%

The proposed housing mix is indicative only at this outline stage. Fewer 2 bedroom and 4/5 bedroom houses are proposed and more three bedroom. Therefore, whilst the indicative mix does not match the policy profile, overall the balance is considered acceptable and in any case could be altered at the reserved matters stage.

B. Effect on character and appearance of the area

The site is partially screened from long views to the site from Grazeley across the A33 bypass. Proposed landscaping buffer zones and the open space shown adjacent to the south and west boundaries of the site would further screen the proposed development from these views. Whilst there may still be filtered views of the proposed housing in winter, it is considered that the overall effect would be acceptable. In any event, visual impact needs to be balanced against the contribution which the proposal would make to meeting the District's housing requirement, and against the existing development on, and use of, the site.

The layout is indicative only, but it is considered that it demonstrates that 40 dwellings could be satisfactorily accommodated on the site. The boundary trees could be retained. The potential effect on the character and appearance of the area is therefore considered acceptable in principle.

C. Effect on neighbouring properties

The indicative plan shows that the proposed houses on plots 10-13 would be about 24m. from the rear elevations of Nos. 57-61 Woodcock Court and this is

considered acceptable. The proposed houses on Plots 20-27 along the north side of the site would be about 32½m and 28½m respectively from the rear elevations of the bungalows at Nos. 96 and 98 Grazeley Road, and these distances are considered acceptable. The proposed house on Plot 40 would be about 4½m away from the side elevation of 100b, one of a group of 4 houses in one building. This house has a side kitchen and second bedroom facing the side of the proposed house on Plot 40. However, this house could be eased back slightly to avoid unacceptable loss of light or outlook to this unit. The potential effect on neighbouring dwelling is therefore considered acceptable, and would remove any disturbance and nuisance caused by the existing uses on the site.

D. Traffic, access and parking

Whilst the proposal would generate additional car traffic, it would remove the current HGVs and other commercial traffic, and contributions towards sustainable transport measures, particularly the Mereoak Park & Ride are proposed. The proposed access details are also considered satisfactory and the layout shows sufficient parking to comply with standards. The proposal is therefore considered acceptable in relation to traffic, access and parking.

E. Other technical issues

Archaeology: The Council's consultant archaeologist would be satisfied by a survey and evaluation to be carried out after any permission is granted and before development commences.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination and landfill gas.

Noise: A condition requiring noise protection measures for the proposed dwellings should also be included.

Drainage: Pumping stations for foul sewerage have been required in connection with the Bewley Homes and Linden Homes developments adjacent. It is therefore likely that a pumping station would also be required for the current application. This could be dealt with by an informative giving advice for the subsequent Reserved Matters application.

F. Services and Infrastructure

The following contributions have been offered:

20% of dwelling units (8 units) to be affordable houses.

£42,727 towards sustainable transport measures, particularly the proposed Mereoak Park and Ride.

£60,038 towards education for Lambs Lane primary school, and

£10,000 in lieu of on-site public open space provision towards off-site play and open space improvements in the local area, provision of on-site play area (as proposed) equipped and with commuted maintenance sum towards it and the public open space. (Policy WR7 in principle allows for a shortfall of on-site provision to be off-set by contributions towards off-site provision).

G. Concerns of the Parish Council and Local Residents

These have been noted and addressed above. It is considered that an informative should be included advising that comments made should be taken into account at the reserved Matters stage.

5. **Conclusion** – The principle of residential development on the site is considered acceptable and the proposed density would accord with PPG3. It is considered that the proposed indicative layout would have potentially acceptable effects on the surrounding countryside and neighbouring properties. It is also considered that satisfactory provision of/contributions towards social housing, alternative transport, education and recreation are proposed. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above, and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The proposed access shall be constructed to adoptable standards in accordance with details to be agreed in writing before the development commences.

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

position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

7. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

10. 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.

11. No soakaways shall be constructed in contaminated ground.

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

Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

7. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

11. To prevent pollution of groundwater.

12. To prevent pollution of the water environment.

Informatives

1. The applicant is advised that comments referred to in the Committee report should be taken into account when the reserved matters application is designed, including proposing a dwelling size mix closer to that sought in Wokingham District Local Plan Policy WH6.

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

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

   Berkshire Structure Plan Policies H2, H9, EN1, LD5, LD6 and R5.
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7.

Angela Odell

Condition 9

Tel. 0118 974 6766
Fax. 0118 974 6401
E-mail: environmentalp&h@wokingham.gov.uk
Date. December 23, 2002
My ref.

Roger Parsons
Westbury Homes (Holdings) Ltd
Monachus House
High Street
Hartley Wintney
Hampshire
RG27 8NW

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Parsons

REF DN/2002/0283 GRAZELEY ROAD, THREE MILE CROSS

Thank you for your letter and completion report REF CPS/67327 received by this Department on the 4th of December 2002.

I am writing to confirm that the report satisfies the condition relating to contamination on the planning consent.

Yours sincerely

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

O/2001/3128 40 dw.
F/2001/4748. 40 dwellings.

08 JAN 2001 * 3128

WESTBURY HOMES LIMITED

RESIDENTIAL DEVELOPMENT,

GRAZELEY ROAD

THREE MILE CROSS, READING

TRANSPORT REPORT
NOVEMBER 2000

TRAFFIC IMPACT
0143

Authorisation

This report has been prepared by Traffic Impact in accordance with the instructions of Westbury Homes Limited for its sole and specific use. Traffic Impact shall not be liable for any such use of any information contained herein for any purpose other than that for which the same was prepared and provided by Traffic Impact in connection with their appointment as Consulting Engineers.

Signature .....

Introduction and Background

The development site is located at the western end of Grazeley Road, Three Mile Cross, Berks. The site is contiguous with Phase II of Woodcock Court, a residential development of 44 dwellings. (see Fig. 1).

It is proposed to develop a residential estate of approximately 40 dwellings of various types ranging from terraced houses to detached dwellings around an area of public open space. (see Fig. 2)

The Existing Use

The current use of the site is equivalent to a builders merchant. The occupant, Hadleys, specialises in the supply of scaffolding.

From a site survey the development consists of a two-storey office block and workshop, two further separate workshops and nine portacabins of various sizes. The estimated total gross floor area is 1442 sq. m.. The remainder of the site consists of several separate stockyard areas, diesel storage tanks, lorry servicing slab, car parking for staff and visitors and lorry parking.

Access is presently taken off Woodcock Lane which is a public highway and is classified as a by-way. Generally, a by-way is open to all traffic but an obstruction to motor vehicles has been placed in the lane to the south-west of the application site. From the Wokingham D.C. 'Terrier' sheet the total width of the by-way in the vicinity of the site is approximately 19 metres. A concrete carriageway 4.4 metres wide has been constructed from Grazeley Road to the existing Hadley premises. There is a passing place capable of accommodating one large lorry mid-way along the concrete road. Parallel to the by-way is a narrow private access to No's 92 and 94 Grazeley Road.

Grazeley Road in the vicinity of the site has a 6.2 metre carriageway with a 1.8 metre footway on its southern frontage and a 1.8 metre verge bordered by a ditch on its northern frontage.

All access to the site is presently taken via Woodcock Lane.

Traffic Generation

Wokingham D.C. are primarily concerned about traffic in the morning peak hour. However, the site will generate traffic throughout the day. Information is only available for builders merchants between 07.00 hrs. and 1900 hrs. However, as this period covers the main period of activity of the land use the 24 hour flows have been assumed to be similar.

No information is readily available on the proportion of commercial vehicles generated by a builders merchant. A conservative estimate of 35% based on other similar land uses (e.g. warehousing) has been applied.

The Proposed Development

The proposals for development of the site are shown on Fig. 2. Wokingham D.C. at present have no design guide for the highways aspects of residential development. Reliance is placed on the Design Guide of the now defunct Royal County of Berkshire.

For a development of the size proposed, a minor access road is required (see attached Table 3.1 from the Berkshire Design Guide). This requires a 5.5 metre carriageway. No guide lines are given on footway width and accordingly it is proposed to provide 1.8 metre footways where appropriate (see Fig. 2)

It is not anticipated that Woodcock Lane would eventually become a bus route but the carriageway is capable of being widened to 6.0 metres in accordance with the Design Guide.

Existing Situation

	Weekday		AM Peak		
	In	Out	In	Out	Two-way
Cars	131	132	14	12	26
C.V. (est)	66	66	7	6	13
Total	197	198	21	18	39

Residential Development (assume 2% C.V.)

	Weekday		AM Peak		
	In	Out	In	Out	Two-way
Cars	176	176	9	25	34
C.V.	4	4	0	0	0
Total	180	180	9	25	34

It can be seen that the change of use from builders merchant to residential will reduce both daily and peak hour flows from the site.

In particular there will be a significant reduction in commercial vehicles using Grazeley Road, which results in some environmental benefit to the residents.

Non-Car Modes

Examination of local plan documents and the planning permission for Phase 2 of the adjoining Woodcock Close development show no requirements for public transport or cycle facilities within the development. As this development is similar to the adjoining Phase 2 it is considered that no action will be required.

At present there is a half hourly bus service (No. 111) along Basingstoke Road connecting the settlement of Three Mile Cross with Reading.

Proposals have been put forward at the local plan inquiry for development on the north side of Grazeley Road. The development could involve a link road between Grazeley Road and Basingstoke Road. This could provide a loop for bus services.

There are proposals for a park and ride facility at Moreoak Lane. Woodcock have provided a direct unsurfaced pedestrian and cycle route from Grazeley Road to that facility

Conclusions

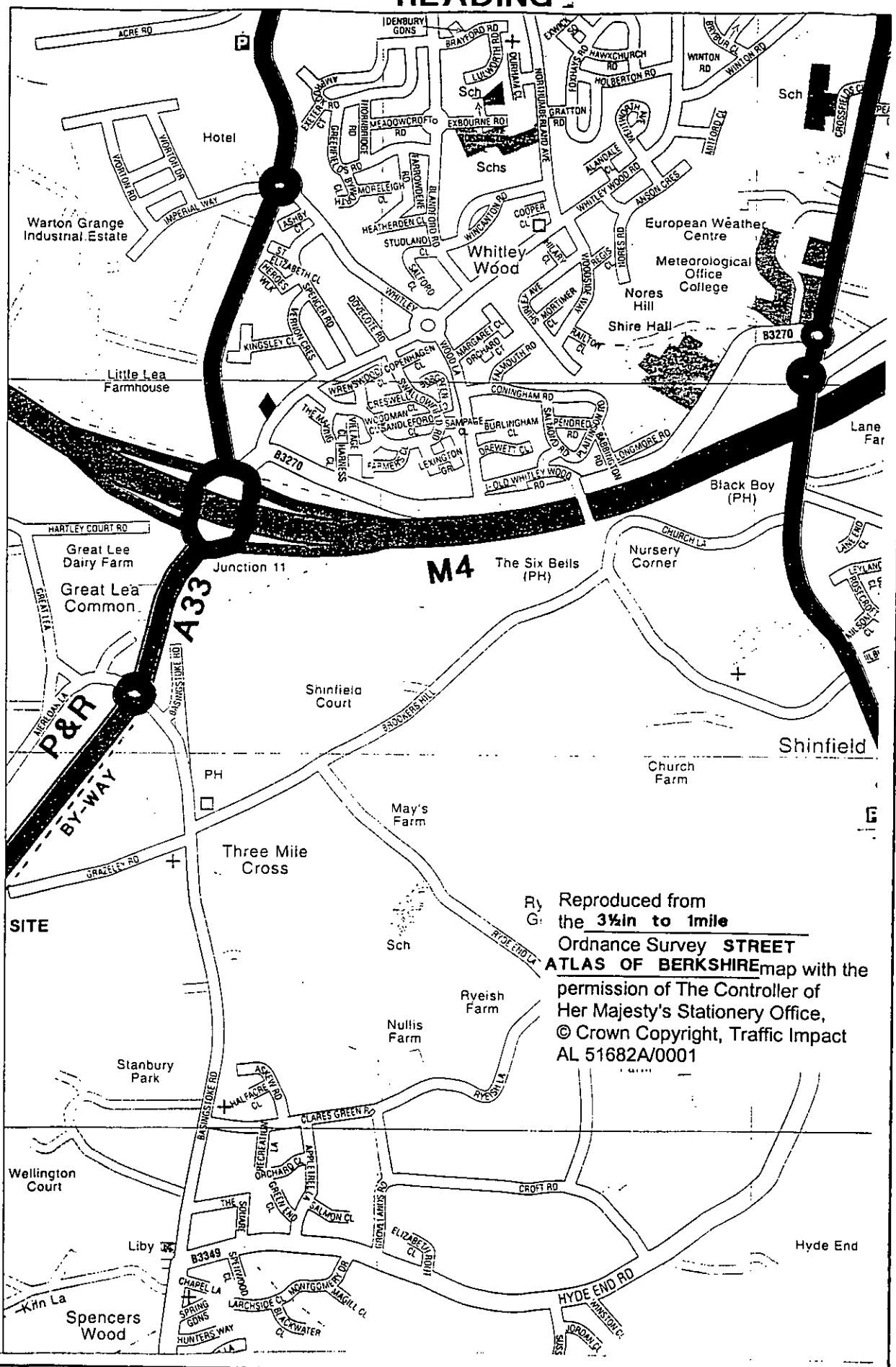
The proposed change of use will result in a reduction in traffic generation of about 10%.

There will be a significant reduction in commercial vehicle traffic on Grazeley Road.

There are proposals for enhancement of the public transport network in the area.

Access can be provided over an existing public highway.

READING



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Traffic Impact

Liton House
52/56 Buckingham Street
Aylesbury
Buckinghamshire

GRAZELEY RD.
SITE LOCATION

Fig No
1

1	2	3		4	5	6	7	8	9	10	11	12	13	14
Road Type	Maximum number of units served	Target speed		Normal minimum carriageway width for two-way vehicle flow	Horizontal alignment		Vertical alignment			'T' junctions along road type specified in column 1				
					Minimum centre line radius **R**	Minimum sight distance **A-B**	Minimum curve length	Desirable maximum gradient	Minimum gradient	Minimum spacing		Kerb radii **r**	**x** distance	**y** distance
		kph	mph		m	m	m	%	%	adjacent m	opposite m	m	m	m
Major access road	300	45	27	5.5*	40	60	30	7	0.67	30	15	7.5	4.5	60
Minor access road	100	30	20	5.5*	20	33	30	7	0.67	no restrictions		6.0	4.5	33
Shared surface road open at both ends	50	20	12	4.8	10	20	30	7	0.67			6.0	2.4	20
Shared surface road cul-de-sac	25	20	12	4.8	10	20	30	7	0.67			6.0	2.4	20
Private courtyard	15	20	12	4.8	-	-	-	7	0.67			6.0	2.4	20
Shared private drive	5	-	-	4.0	-	-	-	10	0.67			-	-	-
Individual private drive	1	-		2.5	-	-	-	12	0.67			-	-	-

* 6.0 where the road is likely to be used as a route for conventional bus services

Notes 1 Proposals for development involving an access road leading directly from a primary or district distributor road will be discouraged by the highway authority. Where such access is unavoidable, it will be necessary to apply higher standards than those given in the table above. (See also Sections 2.3 and 2.5).

2 The values advised in Column 14 may be adjusted for locations close to speed controls.

Table 3.1 Layout guidance for residential access roads

20 NOV 2000

08 JAN 2001 * 3128

WESTBURY HOMES LIMITED

RESIDENTIAL DEVELOPMENT,

GRAZELEY ROAD

THREE MILE CROSS, READING

NOISE REPORT
NOVEMBER 2000

TRAFFIC IMPACT
0143

Authorisation

This report has been prepared by Traffic Impact in accordance with the instructions of Westbury Homes Limited for its sole and specific use. Traffic Impact shall not be liable for any such use of any information contained herein for any purpose other than that for which the same was prepared and provided by Traffic Impact in connection with their appointment as Consulting Engineers.

Signature .....

Introduction

1. Traffic Impact were instructed by Westbury Homes Ltd., to carry out a noise survey of their proposed development at Grazeley Road. This was required by the Environmental Health Officers of Wokingham D.C..

2. It was agreed by Wokingham D.C. that the shortened three hour survey as set out in Calculation of Road Traffic Noise (CRTN) would provide sufficient information for their needs. This requires three hourly noise surveys between 10 a.m. and 5 p.m.. This also recommends that the noise from the A33 should be received over an angle of greater than of 160°

The Survey

3. It was not possible to carry out the noise survey within the Hadley site which was in operation. This would have resulted in the noise received at the survey site being greater than that generated by the A33 and the general noise of the area.

4. In order to minimise the effect of the operations of Hadleys and the traffic using the access the noise meter was positioned at the western end of the grass area in front of the car parking (see Fig. 1). The meter was mounted at 1.05 m. above ground level, at a distance of approximately 55 m. from the centre line of the A33.

5. The noise meter used was an 01 dB Stell SdB+ Integrating Sound Level Meter. The specification and calibration records are attached. Prior to the commencement of the survey and at the end of the survey the meter was checked using the calibrator supplied with the instrument.

6. The traffic from Hadleys was about 60 movements per hour. About half were cars or car based vans. The remainder were two-axle commercial vehicles. These consisted mainly of skips, 'builders' lorries and large vans. There were only three multi-axle lorry movements in the period of the survey.

7. The survey was carried out on Wednesday 15 November 2000 for three hours commencing at 11.20 hours. The weather had been foggy and misty earlier in the morning. At the start of the survey the mist was very thin. By the end of the survey it was sunny.

8. At the start of the survey the air was still. At the end of the survey there were very light airs parallel to the A33. Road surface conditions on the A33 were dry.

9. There were no unusual acoustic events in the period of the survey.

The Results and Comments

10. The measured noise levels are set out below:

Hour/ Starting	$L_{eq.}$	Noise Levels dB(A)			
		L_1	L_{10}	L_{50}	L_{90}
11.20	62.7	67	64	62	57
12.20	61.6	66	63	61	57
13.20	62.3	67	63	61	57
Average	62.2	67	63	61	57

11. Applying the short survey correction of -1 dB(A) gives 18 hour noise levels of 61.2 dB(A) $L_{eq.}$ And 62 dB(A) $L_{10.}$

12. Due to the continuous traffic flows on the A33 and the lack of significant other external noise sources, the various parameters surveyed are relatively constant and closely spaced. Observations of the readings during recording also showed little variation over time.

13. The ground level at the meter is similar to existing levels within the proposed development and thus the screening effect of the noise bund parallel to the A33 is similar after allowing for distance.

Interpretation of the Results

14. The L_{10} noise level of 62 dB (A) after the additional façade correction of + 2.5 dB(A) is added below the 66.0 dB (A) guideline in paragraph 44 of CRTN. Accordingly all of the proposed development, including that which is further from the A33, will receive noise levels of less than 68 dB(A) and will not fall under consideration of the Noise Insulation Regulations.

15. In addition, the nearest properties to the A33 will be parallel to the road accessing the proposed development and hence their sensitive facades will be approximately at right angles to the A33 reducing façade levels by a further 3 dB(A).

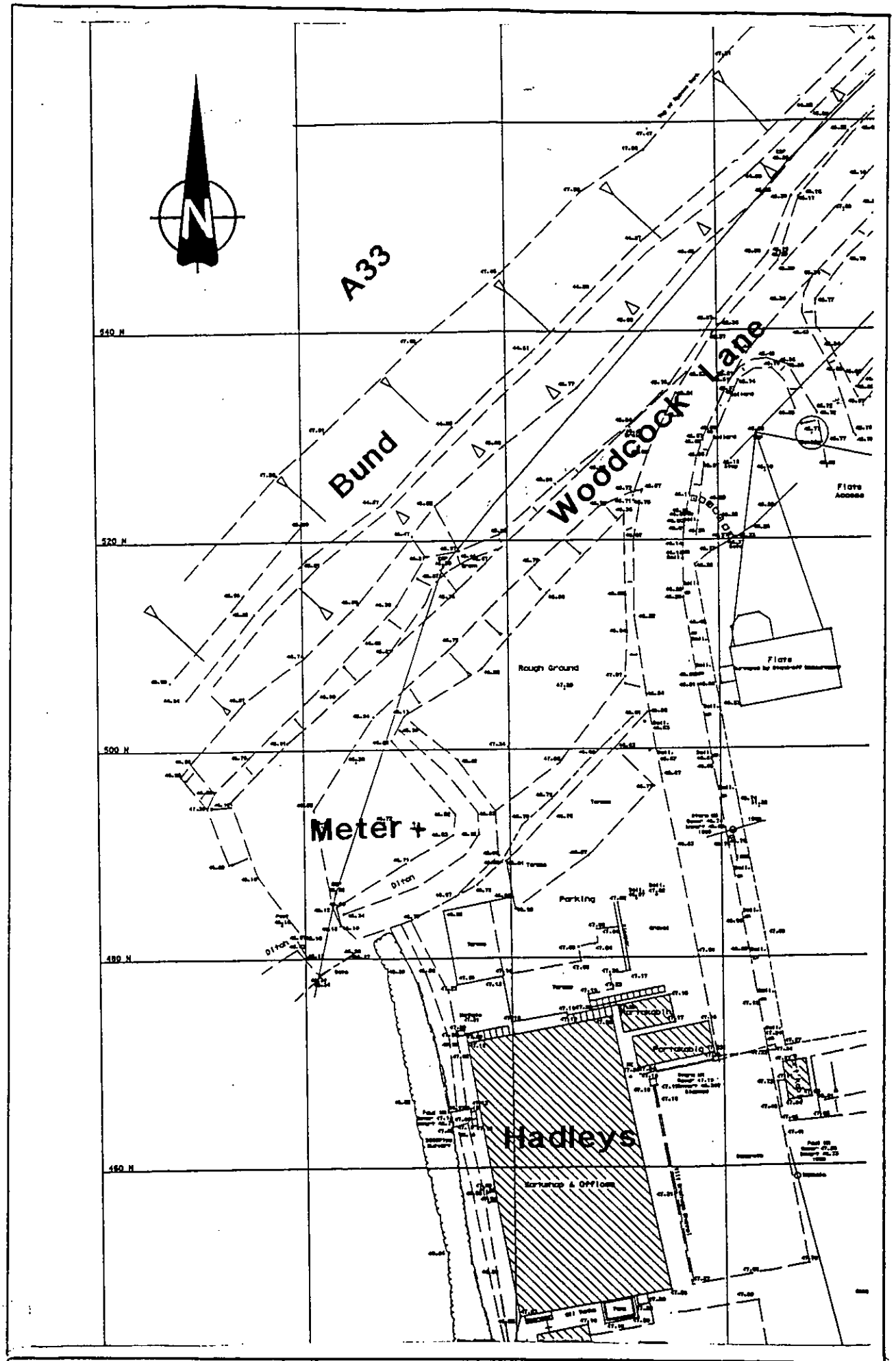
16. The nearest proposed properties to the A33 will receive an L_{eq} of about 60 dB(A), after allowing for the greater distance from the A33. This will cause these properties to fall within Noise Exposure Category B - requiring, where appropriate, planning conditions to ensure an adequate level of protection against noise.

17. Further into the site the noise levels will fall as a result of increased distance from the A33 (though a reduced benefit from the bund) and the screening effect of existing properties on Grazeley Road including particularly N°s 90-96 and the recently erected flats.

18. The development itself will provide screening to those properties further away from the A33. This can be reviewed at the detailed design stage.

19. It is suggested that any gardens which are affected by noise levels in excess of 55 dB(A) should have screening from noise from the A33.

20. The action to be taken for the internal noise levels will depend upon the location and orientation of each building. Some treatment will be necessary to buildings along the northern boundary of the site.



Traffic Impact Litton House 52/56 Buckingham Street Aylesbury Buckinghamshire	NOISE SURVEY-LOCATION	Fig No 1

08 JAN 2001 * 3128

CONSERVATION CONSULTANCY
Ecological Assessment and Management Planning

Tower House,
297 Bloomfield Road,
Bath
BA2 2NU

Tel: (01225) 833250
Fax:(01225) 833001
Email: info@conscons.force9.net
Web Address: www.conscons.force9.n

ECOLOGICAL ASSESSMENT OF LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, NR READING

Client: Westbury Homes (Holdings) Ltd

Our Ref: C717WH4TMC

October 2000

© CONSERVATION CONSULTANCY 2000

Dave Green FLS AIEEM BSBI Recorder VC7

ECOLOGICAL ASSESSMENT OF LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS, NR READING

1. In October 2000, Conservation Consultancy was commissioned by Westbury Homes (Holdings) Ltd to undertake an ecological assessment of land at 102 Grazeley Road, Three Mile Cross, nr Reading. The instructions were to assess whether the site is used by any wildlife protected by law and to set out any ecological constraints on the proposed development site.

2. The area of interest, as shown on Map 1, was visited by staff of Conservation Consultancy on 11th October 2000. Access was gained with the permission of the landowner.

GENERAL FEATURES

3. The area of interest lies on the western boundary of Three Mile Cross. The site abuts Grazeley Road to the north. It is bounded to the east by a residential development and open fields and agricultural buildings on the remaining aspects.

4. The site lies on level ground. It is free draining but held standing water at the time of survey in a ditch on the site boundary.

5. The site currently consists of almost entirely concrete hard standing and modern buildings.

6. For the purposes of this report, the site and its environs have been divided into four different sections according to land use and habitats, as follows:

   A Hard standing and buildings

   B Mown grassland

   C Fringing banks and hedgerows

   D Surrounding land

7. These are all shown on Map 1 and are described below. Each section and the site as a whole has been assessed using criteria set out by Ratcliffe as a guide (Appendix 1).

A HARD STANDING AND BUILDINGS

8. This section is highly industrialised. The entire area is covered either by concrete, compacted hardcore or bare ground. The buildings are modern flat roofed or open to the elements. The site is used by a skip hire company and two scaffolding companies.

9. There is no natural habitat on site and this section is of poor ecological value.

B MOWN GRASSLAND

10. An area only a few metres square in size of improved monocultural grassland occurs adjacent to the car park.

11. This area is of low ecological value.

C FRINGING BANKS AND HEDGEROWS

12. The northern and eastern fringes consist of recently constructed hardcore banks. These contain species associated with heavily disturbed soils such as Common Nettle *Urtica dioica*, Hemlock *Conium maculatum*, Mugwort *Artemisia vulgaris* and Burdock sp *Arctium* spp.

13. The eastern bank is sited adjacent to a hedgeline. This is sparse in content with a stand of Pedunculate Oak *Quercus robur* along the south-eastern sector. Elsewhere species such as Field Maple *Acer campestre*, Elder *Sambucus nigra*, Ash *Fraxinus excelsior*, Hornbeam *Carpinus betulus*, Hawthorn *Crataegus monogyna* and Sycamore *Acer pseudoplatanus* occur.

14. The remaining sides of the site are fringed by protective fencing, mainly of corrugated sheet, behind which hedges can be glimpsed. As viewed from the site they appear to contain remnants of English Elm *Ulmus procera*, Ash standards and occasional Hawthorn and Blackthorn *Prunus spinosa*.

D SURROUNDING LAND

15. To the east of the site a residential development is underway. Viewing to the south and west was restricted but the surrounding land here appears to be farmland.

16. To the north are areas of derelict rough herb vegetation adjacent to a hedgeline fringing a main road. A single section of ditch occurs. This was full at the time of survey due to heavy rain. A single clump of Japanese Knotweed *Fallopia japonica* occurs adjacent to this ditch. This species is classified as a noxious weed under the Wildlife and Countryside Act 1981.

FAUNA

Mammals

17. The site is crossed by the tracks of large mammals. Tracks were found of Badger *Meles meles* and Fox *Vulpes vulpes* along the eastern boundary. Additionally, three rabbit holes were found. None of the buildings were suitable for bats.

18. No signs were found of any resident Badger population on site.

Birds

19. At the time of survey the area of interest was frequented by a few native birds along the boundaries of the surrounding site.

Reptiles and Amphibians

20. The site is generally unsuitable for reptiles and amphibians.

21. The hardcore banks may be suitable for reptile use, however they are recent and are unlikely to have been utilised by a population.

Invertebrates

22. No invertebrate survey was undertaken.

DATA SEARCH

23. Contact was made with BABTIE Environmental. This organisation holds most of the ecological data for the county. Information was requested on any statutory or non-statutory site designations on or within the vicinity of the site and on record of scheduled species within the area of interest.

24. Andy Glencross of Wokingham District Council informed us that there are no statutory or non-statutory sites within 500 metres of the site.

25. He stated that there are no confirmed records for scheduled species or species that are rare or notable in the county context within 500 metres of the site.

26. The data search has revealed that there are at least three ponds within 500 metres of the site earmarked by Wokingham District Council as potential Great Crested Newt Ponds. One pond is particularly close to the site and is located at the end of Grazeley Road.

ASSESSMENT

27. The site is not covered by any statutory or non-statutory site designations. There are no records of scheduled species from the area of interest.

28. Almost every part of the area of interest is subject to increasing industrialisation and has been under such management for a considerable time. Accordingly the site does not fit the criteria laid down by Ratcliffe.

29. The original boundaries have some value for foraging, refuge and as a means of passage for a range of wildlife including mammals, birds and invertebrates.

30. Although it was disclosed in the data search that Great Crested Newts are potentially located near to the site, the site itself contains no suitable habitat for Greater Crested Newts.

ECOLOGICAL IMPACT

31. The proposed development of residential housing and associated infrastructure would eradicate the very small amount of existing semi-natural habitat. Since the site is of limited ecological significance, this does not represent a serious impact on the ecological value of the immediate area.

RECOMMENDATIONS

32. It is recommended that the hedgeline be kept intact as much as possible and that it is protected from damage during the construction works.

CONSTRAINTS

33. Due to the time of year, many flowering plants were identifiable only by vegetative means.

34. The data search can only provide information on species already recorded and cannot be taken to represent a complete overview of all species present in the area of interest.

35. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.

APPENDIX 1 - AN ECOLOGICAL EVALUATION

The Criteria for Evaluation

The criteria for evaluation have been adopted from the widely used set developed by Ratcliffe (1977). These were originally conceived to provide a systematic framework for the selection of Sites of Special Scientific Interest (SSSI) by the Nature Conservancy Council (NCC), but have since been adopted and adapted widely by ecologists, for example in Local Authorities and Wildlife Trusts.

The criteria used in this report are drawn from these widely applied criteria. They are:

SIZE In general, larger sites are more highly valued than smaller ones, all else being equal. However, relative size to similar sites and other local sites should be considered. The area of a site is also important in management terms, i.e. whether short-term neglect/disturbance or any small changes would lead to the loss of a site's interest.

DIVERSITY One of the most important site attributes is the variety of communities and species which is largely dependent on diversity of habitat. Large numbers of species, particularly when represented by large populations, are to be valued. Diversity can also be related to habitat instability that may affect management prescriptions.

NATURALNESS Ecosystems least modified by man tend to be rated more highly. However, the vast majority of sites are influenced by man, the degree and nature of which is important.

FRAGILITY This reflects the degree of sensitivity of habitats, communities and species to environmental change. Fragile sites often represent ecosystems that are highly fragmented, dwindling or difficult to re-create.

TYPICALNESS The typical and commonplace within a field of ecological variation are also of value.

RECORDED HISTORY The existence of a scientific record of long-standing adds considerably to the value of a site.

PERMANENCE A site which has been occupied by a semi-natural habitat for a long time is usually more valuable than one which has only recently arisen. This is because they have had time to acquire rich assemblages of plants and animals.

LACK OF MODIFICATION Adverse influences from humans, such as inappropriate management regimes and pollution, will reduce the quality of an area.

RARITY Rarity is concerned with communities and habitats as well as species. The presence of rare species adds to overall ecological value especially when a habitat also ranks highly on other criteria. The habitat type too may also be nationally or regionally rare.

POSITION IN AN ECOLOGICAL UNIT In the event of two sites being of equivalent intrinsic value, the close proximity of one site to a highly rated example of another type increases the value of the site. The presence of other areas of semi-natural habitat adjacent or close to a site enhances the value of both habitats.

POTENTIAL VALUE Certain sites could, through appropriate management or even natural change, eventually develop a nature conservation interest substantially greater than that existing at present.

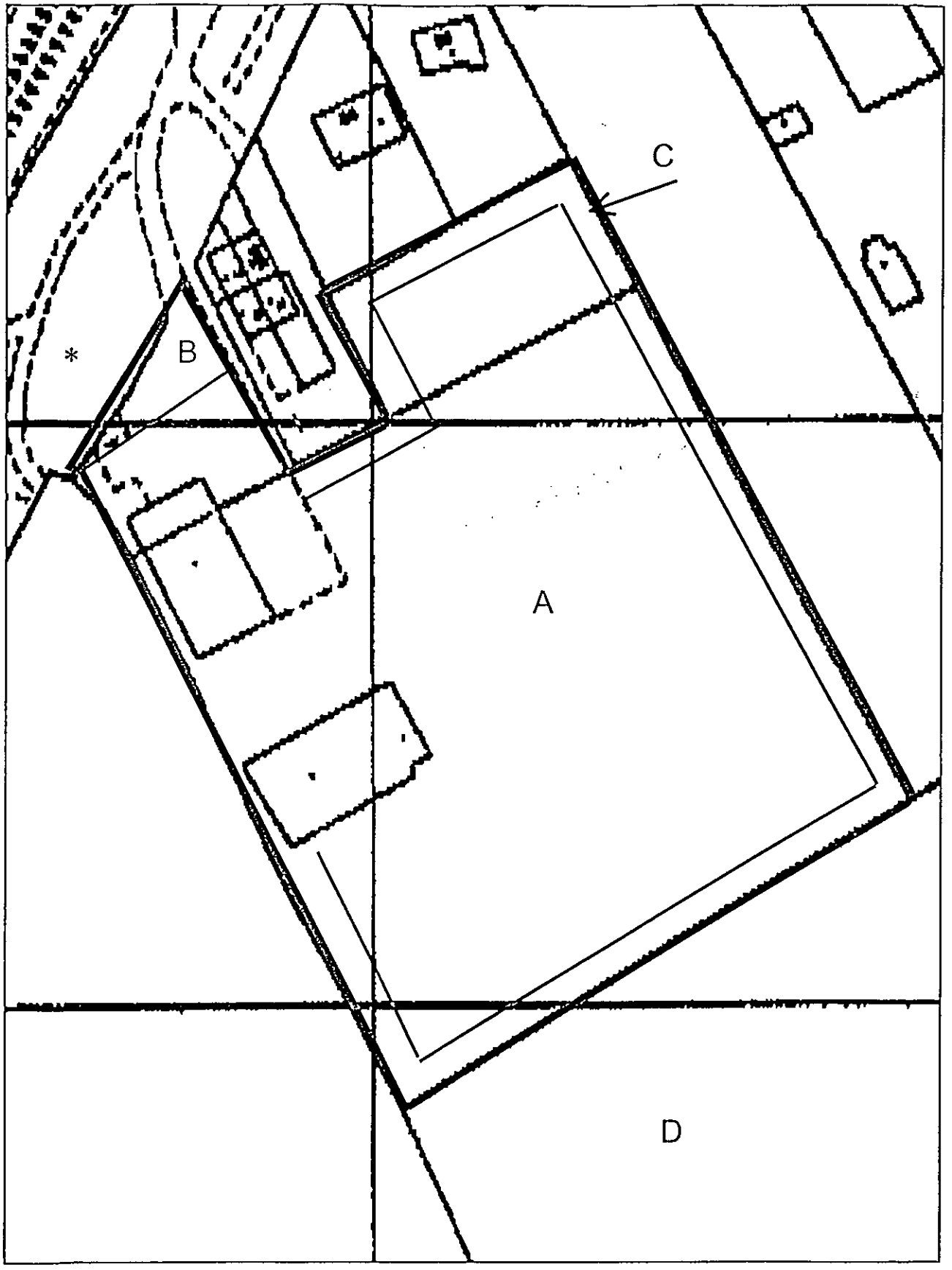
INTRINSIC APPEAL While science may view all creatures as equal, pragmatism dictates that in nature conservation it is realistic to give more weight to the more popular appeal of some species, groups or habitats than others.

These criteria provide a useful basis against which to evaluate the intrinsic ecological quality of a site, but in an urban area it is also important to consider the value of an area to the local people (GLC 1985). Thus the appeal of a site, its educational and amenity value, as well as its accessibility as a wildlife area, need to be included in the evaluation.

The survey results were assessed and evaluated using these criteria as a guide. Based on these criteria, features within the area of interest were categorised according to their ecological value, as follows:

1. Poor ecological value
2. Low ecological value
3. Medium ecological value
4. High ecological value
5. Very high ecological value

Ratcliffe, D (ed.) 1977 *A Nature Conservation Review* Volume 1. CUP



CONSERVATION CONSULTANCY
102 GRAZELEY ROAD, THREE MILE CROSS
MAP 1: GENERAL FEATURES

A Hard Standing & Buildings
B Mown Grassland
C Fringing Banks and Hedgerows
D Surrounding Land
* Location of Japanese Knotweed

White copy

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR/106/SHI/6
Ext: 6539

TO: Angela Odell
Planning & Transportation

YOUR REF:

DATE: 5 June 2001

102 GRAZELEY ROAD, THREE MILE CROSS
SECTION 106 AGREEMENT

Angie:

I enclose a copy of the draft Section 106 Agreement submitted by Westbury Homes.. I have asked Lisa Jarvis and Tom Callaghan for instructions on the ~~courses~~ clauses relating to the open space provisions and the highways provision.

I have written to the solicitors for Westbury Homes to ask that the education sum be widened to be applied for 'primary provisions' generally rather than 'Lambs Lane Primary School.' I will let you know if there is any objection with regard to this.

*I would be grateful if you could ~~let~~ look at paragraph 5.1 which deals with the affordable housing contributions and let me know whether you have any objections to the wording in that paragraph.

I look forward to hearing from you.

Many thanks.

*Or let me know whether I should ask Howard Squires.

Mary

Mary Severin

44152

PLANNING SERVICES	HPT
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06 JUN 2001	
COPIES TO:	ACK:
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DATED 2001

CLAUDE FENTON (HOLDINGS) LIMITED

and

WESTBURY HOMES (HOLDINGS) LIMITED

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

pursuant to Section 106 of the Town and Country Planning Act 1990 relating to land at Grazeley Road Three Mile Cross Shinfield Berkshire

This Agreement is made the day of 2001 between **CLAUDE FENTON (HOLDINGS) LIMITED** of Arrowhead Road Theale Reading RG7 4AZ ("the Owner") of the first part **WESTBURY HOMES (HOLDINGS) LIMITED** of Westbury House Lansdown Road Cheltenham Gloucestershire GL50 2WH of the second part ("Westbury") and **WOKINGHAM DISTRICT COUNCIL** of Council Offices P O Box 151 Shute End Wokingham Berkshire RG40 1WH ("the Council") of the other part

WHEREAS:

1 The Owner is the owner of land shown edged red on the Plan annexed hereto and known as land at Grazeley Road Three Mile Cross Shinfield Berkshire ("the Site")

2 Westbury has the benefit of an agreement dated 17 November 2000 with the Owner

3 On 15 December 2000 Westbury made an application for planning permission (" the Application") for outline planning permission for residential development ("the Development")

4 The Council is the District Planning Authority within the meaning of the Town and Country Planning Act 1990 ("the Act") for the administrative area of the District of Wokingham

5 Subject to the provisions hereto the Council has resolved to grant permission in the form annexed hereto in determination of the application for the Development ("the Permission") and the Owner and Westbury have agreed to enter into this Agreement conditionally upon the Permission being granted

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED and DECLARED by and between the parties as follows:

1 This Agreement is made pursuant to Section 106 of the Act and Section 9 to the Open Spaces Act 1906 and the provisions of this Agreement are planning obligations for the purposes of the Act and are enforceable as such by the Council

1.1 No person shall be liable for any breach of this Agreement unless he or it holds a legal estate in the part of the Site in respect of which such breach occurs or held such interest at the date of the breach

1.2 The covenants of this Agreement shall not take effect until

(a) the Permission has been granted; and

(b) the Permission has been implemented by the carrying out of one of the operations listed in Section 56(4) of the Act PROVIDED THAT for the purposes of determining whether or not a material operation has been carried out there shall be disregarded site surveys and investigations and erection of boundary fences ("the Implementation Date")

1.3 If the Permission expires within the meaning of Sections 91 92 or 93 of the 1990 Act or is revoked or otherwise withdrawn or modified by any statutory procedure this Agreement shall cease to have effect

1.4 Nothing in this Agreement shall be construed as prohibiting or limiting any right to develop the Site or any part of the Site in accordance with a planning permission (other than one relating to the Development as specified in the Application) granted after the date of this Agreement

2 The following expressions shall have the following meanings

3 The expression "the Owner" "Westbury" and "the Council" shall include their respective successors in title and assigns

4 The Owner and Westbury so as to bind each and every part of the Site by way of planning obligation pursuant to Section 106 of the Act hereby agree:

4.1 To pay to the Council the sum of £42,724.00 ("the Transport Sum") towards sustainable local transport measures benefiting future occupiers of the Site such

payment to be made prior to occupation of the 20th dwelling permitted by the Permission

4.2 To pay to the Council the sum of £60,038.00 ("the Education Sum") towards improvements to existing facilities and/or additional facilities at ~~Lambs Lane Primary School~~ such sum to be paid prior to occupation of the 39th dwelling permitted by the Permission

4.3 To pay to the Council the sum of £10,000.00 ("the Open Space Sum") in lieu of on-site public open space provision towards off site play and open space improvements in the vicinity of the Site such payment to be made on the Implementation Date

5 The Owner and Westbury so as to bind each and every part of the Site by way of planning obligation pursuant to Section 106 of the Act hereby agree:

5.1 To complete the Development such that 8 properties are made available for residential occupation as affordable housing within the meaning of Department of the Environment Transport and the Regions Circular 6/98

5.2 To provide an equipped play area in accordance with a scheme to be approved by the Council (such approval not to be unreasonably withheld or delayed) upon part of that part of the site shown coloured blue on the plan annexed hereto ("the Open Space") and to layout and maintain the remainder of the Open Space to the satisfaction of the Council and upon transfer pursuant to Clause 5 hereof to pay to the Council both the sum of £7,100 towards future maintenance of the Open Space and the sum of £4888.20 towards future maintenance of such equipped play area

6 The Owner Westbury and the Council hereby agree pursuant to Section 9 of the Open Spaces Act 1990 to transfer the Open Space to the Council and the Council shall accept such transfer within [2years of the date hereof] for a consideration of one pound and subject to a restriction prohibiting development

7 The Owner Westbury and the Council agree as follows:-

7.1 The Council shall apply the Transport Sum towards sustainable local transport measures and for no other purpose and shall account to Westbury in relation to expenditure of such sum within one year of such expenditure and if the Council has not called upon such sum or any part nor so accounted to Westbury at the date 5 years from the date of receipt the Council will pay the unexpended balance together with interest to the payor

7.2 The Council shall apply the Education Sum towards improvements to existing facilities and/or additional facilities at Lambs Lane Primary School and for no other purpose and shall account to Westbury in relation to expenditure of such

sum within one year of such expenditure and if the Council has not called upon such sum or any part nor so accounted to Westbury at the date 5 years from the date of receipt the Council will pay the unexpended balance together with interest to the payor

PROVIDED ALWAYS that any such sums paid pursuant to clauses 4.1 and 4.2 shall be kept in separate interest bearing accounts until expended.

7.3 the Council shall apply the Open Space Sum towards offsite play and open space improvements in the vicinity of the Site and for no other purpose

8 This Agreement is conditional upon the Council granting the Permission and that Permission remaining effective in the form annexed hereto failing which this Agreement shall cease to have effect save that payments already made pursuant to it shall be refunded to the payor

9 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement after he has parted with his interest in the Site

10 The provisions in this Agreement shall not apply to purchasers of individual dwellings comprised in the Development

11 In this Agreement words in the singular shall incorporate the plural and vice versa and words in the masculine gender shall include the feminine gender.

12 Any party to any dispute or difference hereunder may invoke the dispute resolution procedure by notice to the other party to the dispute or difference in which event the following provisions shall apply:-

12.1 Should the parties nor agree on arbitrator (who shall be a Chartered Surveyor of not less than 10 years standing) within 1 week of this procedure being invoked either or any party may apply for appointment of such arbitrator by nomination of the President (or other available officer able to make such appointment) of the Royal Institution of Chartered Surveyors

12.2 The Arbitrator so agreed or nominated shall give notice of his appointment to the parties not later than 7 days after his appointment

12.3 Any determination shall be made by the Arbitrator acting as an expert who shall assume (whether or not such shall be the case) for the parties wishing to determine such dispute or difference as quickly as possible and who shall

12.3.1 require the submission to him and the other party or parties of any counter representation within 10 days of notice of his appointment

12.3.2 require the submission to him and the other party or parties of any counter representations within 5 days of submission of the original representations

12.3.3 (subject to the payment of his fees which shall be paid on his demand by the parties) issue his decision within 21 days of notice of his appointment

12.3.4 the costs of such arbitration shall be at the discretion of the Arbitrator

12.4 All references in this clause 12 to parties are references only to the parties to the dispute or difference

In witness whereof the parties have affixed their Common Seals hereto the day and year first before written

THE COMMON SEAL of)
CLAUDE FENTON (HOLDINGS) LIMITED)
was hereunto affixed)
in the presence of)

Authorised Signatory

Authorised Signatory

THE COMMON SEAL of)
WESTBURY HOMES (HOLDINGS) LIMITED)
was hereunto affixed)
in the presence of)

Authorised Signatory

Authorised Signatory

THE COMMON SEAL of)
WOKINGHAM BOROUGH COUNCIL)
was hereunto affixed)
in the presence of)

Solicitor to the Council

Memo to: Colin Lawley, Legal Services **18.04.01**

From: Angela Odell, Planning

APPLICATION O/2001/3128 – 102 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Following the resolution to grant permission to the above application subject to a legal agreement at the Development Control Committee on 11.04.01, I enclose draft decision notice, copy of application form and site plan. If you require any further information please contact me.

AO

Angela Odell

Application No. O/2001/3128 **Received 08.01.01** **Shinfield**

Applicant: **Westbury Homes**
Location : **102 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Outline application for the erection of 40 dwellings**

1. **Planning History** – This 1.16 ha. site is currently used as a skip hire/recycling and scaffolding depot. There are some existing buildings and structures on the site, including a 2-storey ancillary office building with storage behind. The site slopes downwards from north to south and east to west. There are some trees and vegetation along the boundaries of the site, and earth banks within and adjacent to the north and east side boundaries of the site. To the east of the site the Linden Homes Phase 2 development for 44 dwellings (Woodcock Court) is currently under construction and nearing completion. A public bridleway (Woodcock Lane) joins the end of Grazeley Road.

2. **Proposal** – is in outline with only the means of access to be determined. The revised indicative plan shows the proposed Public Open Space (0.17 ha.) with play area relocated from the centre of the site to the south-west corner of it, and consequent rearrangement of the proposed dwellings.

3. **Consultations** -
   - ***Shinfield Parish Council :*** Whilst we consider residential development is preferable to the current commercial use, we have concerns about the increased generation of traffic additional to the existing residential sites on this already inadequate country lane, which joins the busy Basingstoke Road at an inadequate junction.
   - ***2 letters of objection :*** On grounds of additional traffic generation onto Grazeley Road and exacerbation of congestion, impact on long views from Grazeley, A33 and M4, proposed play area too small, wildlife, archaeology and disturbance from building works. Request restrictions on builders' working hours, traffic calming in Grazeley Road and control over location of any social housing.
   - ***1 letter of support :*** Prefers to current use which involves HGVs.
   - ***2 letters of no objection :*** Subject to retention of east side boundary trees, avoidance of 3 storey town houses along east side of site and garages along this side moved further away from this boundary.
   - ***1 letter of concerns :*** Asks that the proposed development does not overlook nor take light and that no building is actually on the boundary.
   - ***Ramblers Association :*** No comments to make.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Consultant Archaeologist :*** No objection subject to a condition.
   - ***Environmental Health Officer :*** No objection subject to conditions covering noise protection for proposed dwellings, contaminated land assessment and remediation and hours of construction.
   - ***Crime Prevention Design Adviser :*** No objection to the principle of residential development for this site. The outline as indicated gives good natural surveillance over public movement areas and all dwellings have secure, private rear gardens. Although it is appreciated that the drawing is

indicative only, would be concerned if the principle of routing public pavements hard against the front elevations of dwelling houses was pursued.

- ***Consultant Archaeologist :*** Recommends the submission of an archaeological brief.
- ***Landscape Officer :*** Considers the amended layout is a significant improvement on the previous layout. Positioning the public open space and a 4m planting buffer along the southwestern and south eastern site boundaries would lessen the impact from longer distance views. Considers it is important that the proposed dwellings on the south boundary of the site are carefully designed to minimise their visual impact on the adjoining countryside.
- ***Highway Officer :*** No objection in principle subject to conditions and contribution as proposed.
- ***Public Rights of Way Officer :*** No objection in principle.
- ***Leisure and Recreation Officer :*** The proposed 0.17ha. of public open space is less than the amount required under the District's standard, but raises no objection in principle, subject to compensating contribution towards off-site recreation provision and commuted sums for maintenance of proposed on-site open space and play equipment. (0.46 ha. of public open space would be required under the District's standard.)
- ***Thames Water :*** Advise there are no public water sewers in the vicinity of the development, and that surface water will need to drain to soakaways or watercourse with the relevant consents. Also advise is no available capacity within the existing public foul sewer in Grazeley Road and that the nearest public foul sewer with available capacity is in Basingstoke Road.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies WH1, LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Other technical issues; archaeology: (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16), potential effect of road noise on proposed dwellings and potential contamination of the land and drainage.

F. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

G. Concerns of the Parish Councils and local residents.

A. Principle of Residential Development

The site is within but on the edge of the settlement boundary in the local plans. The site is 'previously-developed' or 'brownfield' land and therefore there is no objection in principle to residential development and the proposal accords in principle with the relevant policies and PPG3.

The density of the proposed development would be 34.5 dwellings per ha. This complies with PPG3 which requires a density of between 30 and 50 dwellings per ha., and is not dissimilar to the 29.3 dwellings per ha. on the adjacent Linden Homes Phase 2 site. The density is therefore considered acceptable.

The indicative proposed housing mix is as follows:

No. of Bedrooms	Percentage	Percentage required by Policy WH6
2	25%	At least 45%
3	50%	25%
4+	25%	Not more than 30%
	100%	100%

The proposed housing mix is indicative only at this outline stage. Fewer 2 bedroom and 4/5 bedroom houses are proposed and more three bedroom. Therefore, whilst the indicative mix does not match the policy profile, overall the balance is considered acceptable and in any case could be altered at the reserved matters stage.

B. Effect on character and appearance of the area

The site is partially screened from long views to the site from Grazeley across the A33 bypass. Proposed landscaping buffer zones and the open space shown adjacent to the south and west boundaries of the site would further screen the proposed development from these views. Whilst there may still be filtered views of the proposed housing in winter, it is considered that the overall effect would be acceptable. In any event, visual impact needs to be balanced against the contribution which the proposal would make to meeting the District's housing requirement, and against the existing development on, and use of, the site.

The layout is indicative only, but it is considered that it demonstrates that 40 dwellings could be satisfactorily accommodated on the site. The boundary trees could be retained. The potential effect on the character and appearance of the area is therefore considered acceptable in principle.

C. Effect on neighbouring properties

The indicative plan shows that the proposed houses on plots 10-13 would be about 24m. from the rear elevations of Nos. 57-61 Woodcock Court and this is

considered acceptable. The proposed houses on Plots 20-27 along the north side of the site would be about 32½m and 28½m respectively from the rear elevations of the bungalows at Nos. 96 and 98 Grazeley Road, and these distances are considered acceptable. The proposed house on Plot 40 would be about 4½m away from the side elevation of 100b, one of a group of 4 houses in one building. This house has a side kitchen and second bedroom facing the side of the proposed house on Plot 40. However, this house could be eased back slightly to avoid unacceptable loss of light or outlook to this unit. The potential effect on neighbouring dwelling is therefore considered acceptable, and would remove any disturbance and nuisance caused by the existing uses on the site.

D. Traffic, access and parking

Whilst the proposal would generate additional car traffic, it would remove the current HGVs and other commercial traffic, and contributions towards sustainable transport measures, particularly the Mereoak Park & Ride are proposed. The proposed access details are also considered satisfactory and the layout shows sufficient parking to comply with standards. The proposal is therefore considered acceptable in relation to traffic, access and parking.

E. Other technical issues

Archaeology: The Council's consultant archaeologist would be satisfied by a survey and evaluation to be carried out after any permission is granted and before development commences.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination and landfill gas.

Noise: A condition requiring noise protection measures for the proposed dwellings should also be included.

Drainage: Pumping stations for foul sewerage have been required in connection with the Bewley Homes and Linden Homes developments adjacent. It is therefore likely that a pumping station would also be required for the current application. This could be dealt with by an informative giving advice for the subsequent Reserved Matters application.

F. Services and Infrastructure

The following contributions have been offered:

20% of dwelling units (8 units) to be affordable houses.

£42,727 towards sustainable transport measures, particularly the proposed Mereoak Park and Ride.

£60,038 towards education for Lambs Lane primary school, and

£10,000 in lieu of on-site public open space provision towards off-site play and open space improvements in the local area, provision of on-site play area (as proposed) equipped and with commuted maintenance sum towards it and the public open space. (Policy WR7 in principle allows for a shortfall of on-site provision to be off-set by contributions towards off-site provision).

G. Concerns of the Parish Council and Local Residents

These have been noted and addressed above. It is considered that an informative should be included advising that comments made should be taken into account at the reserved Matters stage.

5. **Conclusion** – The principle of residential development on the site is considered acceptable and the proposed density would accord with PPG3. It is considered that the proposed indicative layout would have potentially acceptable effects on the surrounding countryside and neighbouring properties. It is also considered that satisfactory provision of/contributions towards social housing, alternative transport, education and recreation are proposed. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above, and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The proposed access shall be constructed to adoptable standards in accordance with details to be agreed in writing before the development commences.

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

position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

7. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

10. 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.

11. No soakaways shall be constructed in contaminated ground.

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

Reasons

1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

7. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

11. To prevent pollution of groundwater.

12. To prevent pollution of the water environment.

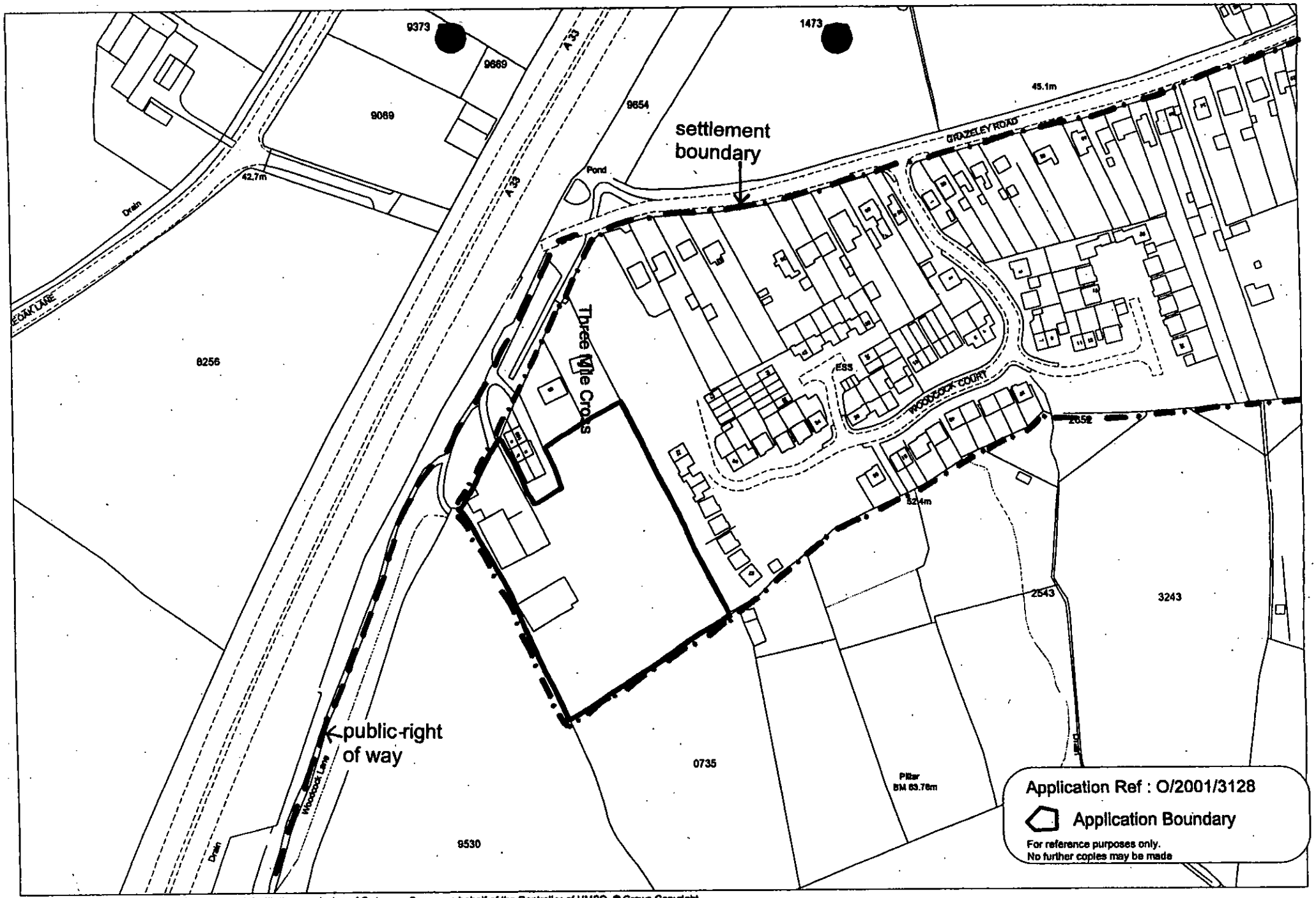
Informatives

1. The applicant is advised that comments referred to in the Committee report should be taken into account when the reserved matters application is designed, including proposing a dwelling size mix closer to that sought in Wokingham District Local Plan Policy WH6.

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

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

   Berkshire Structure Plan Policies H2, H9, EN1, LD5, LD6 and R5.
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7.



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Development Control Section, Environmental Services, Wokingham District Council.

11 April 2001

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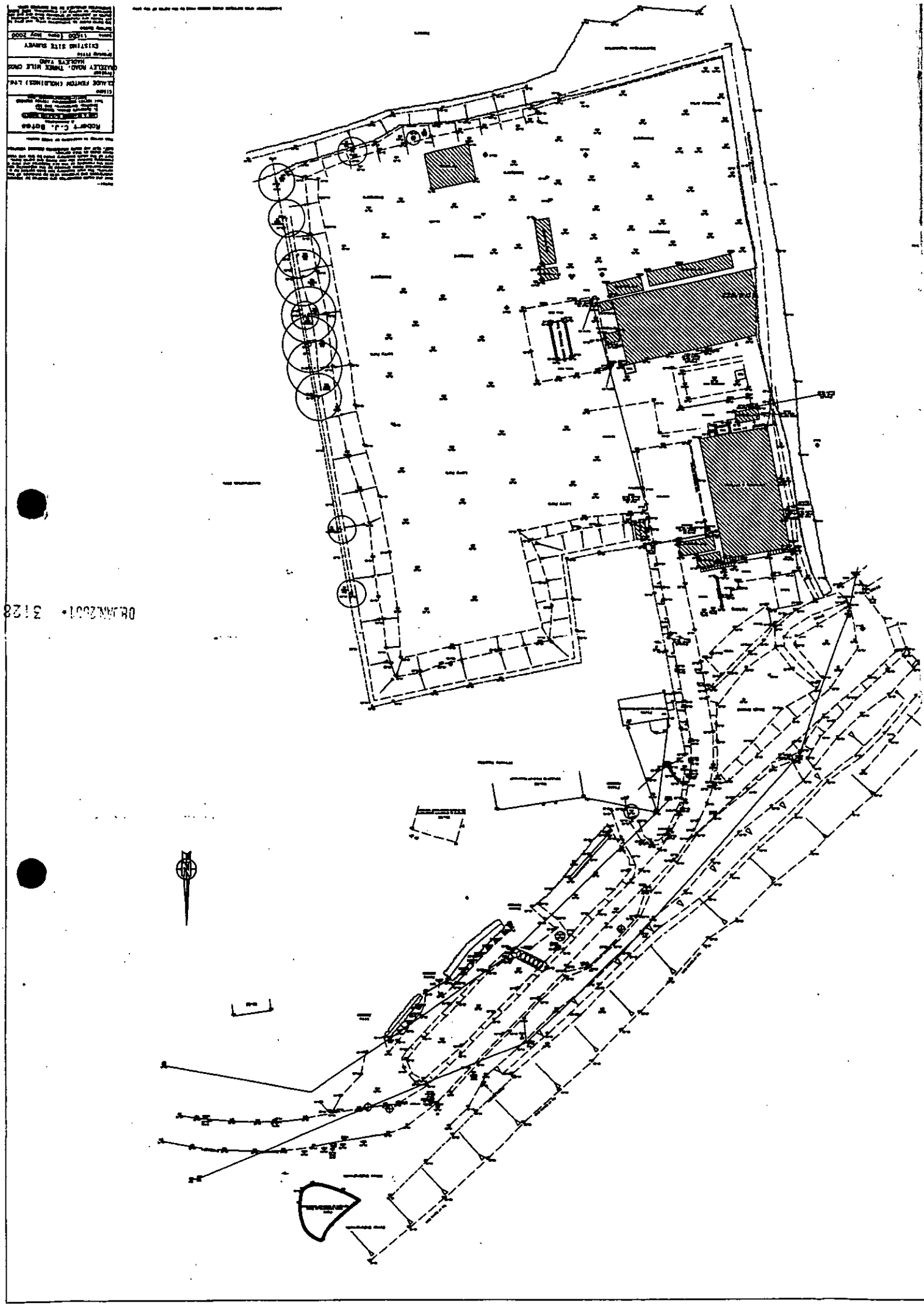

Application No. F/2001/3250 **Received 30.01.01** **Shinfield**

Applicant: **Bryant Homes Ltd**
Location : **Land at Silchester House, Basingstoke Road, Three Mile Cross, Shinfield**
Proposal : **Proposed Erection of 10 Dwellings, Access Road and Parking**

1. **Introduction** - This 0.36 ha. site is at the north end of a ribbon of dwellings on the northern arm of Three Mile Cross. The site is vacant land with grass, trees and vegetation on it. However, the 1975 Ordnance Survey Plan shows a house and garage or outbuilding on the site. On the south side Milestone Cottage is a detached house with attached single storey garage up to its side boundary with the application site. There is open land to the west, north and east of the site.

   Application No. 44001 for 6 semi-detached houses in a row fronting onto Basingstoke Road was granted permission on 21st April 1995. This permission has now lapsed and followed two previous, similar permissions; Application No. 17557 granted permission on 1st July 1982 and subsequently renewed by Permission No. 29046 granted on 5th November 1987. A previous outline Application No. 14388 for 12 houses was refused permission on 20th November 1980 and the subsequent appeal was dismissed.

   Application No. F/1999/0252 for 6 semi-detached houses was submitted on 23rd December 1999, has not been determined and is deemed to have been withdrawn.

2. **Proposal** - Is to erect 10 dwellings: 6 x 2 bedroom and 4 x 3 bedroom houses in 3 terraces. A small children's play area and landscaping are also proposed.

3. **Consultations** -

- ***Shinfield Parish Council*** : "We express concern on the following points:
  - It is sited in a location, which is susceptible to flooding.
  - No provision has been made for vehicle parking within the close.
  - Any Tree Preservation Orders will be respected.
  - The ownership and maintenance of the 3-metre landscape buffer to the south.
  - In respect of any planning obligations the parish council would like the district or parish to be granted ownership of the designated open space, to prevent future development of the backlands."
- ***5 letters of objection received from 4 addresses :*** On grounds of :
  - Would overlook rear gardens of existing properties adjacent.
  - Increased flood risk.
  - Exacerbate existing traffic congestion and safety problems.
  - Lack of local infrastructure and there is already too much development in the area.
  - Previous refusal of permission and appeal dismissed.
- ***Environmental Health Officer :*** No objection subject to conditions covering the effects of traffic noise on the proposed dwellings and hours of construction limitation.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 APRIL 2001 FROM 7.00 PM TO 11.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: - Mrs P Bray, Mr FD Browne, Mr AJ Ross, Mrs ELM Siggery and Mr GM Storry

PART I

293. MINUTES

The Minutes of the meeting of the Committee held on 21 March 2001 were confirmed as a correct record and signed by the Chairman.

294. APOLOGIES

An Apology for absence was submitted from Mrs. DC Beatty.

295. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

303. APPLICATION NO: 2001/3128, OUTLINE APPLICATION FOR THE ERECTION OF 40 DWELLINGS, 102 GRAZELEY ROAD THREE MILE CROSS SHINFIELD, FOR WESTBURY HOMES

The Committee considered a report on this application as set out on Agenda pages 3109 to 3118.

A representative from Shinfield Parish Council attended the meeting gave that authority's views on the application.

RESOLVED: 1) That an Agreement be entered into Section 106 of the Town & Country Planning Act 1990 to secure the following;

a) 20% of dwelling units (8 units) to affordable houses;

b) A financial contribution of £42,727 towards sustainable transport measures, particularly the proposed Mereoak Park and Ride;

c) A financial contribution of £60,038 towards education for Lambs Lane primary school;

d) A financial contribution of £10,000 in lieu of on-site public open space provision towards off-site play and open space improvements in the local area, provision of on-site play area (as proposed) equipped and with commuted maintenance sum towards it and the public open space;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3128 be approved subject to the conditions set out on Agenda pages 3113 to 3115.

Application No. O/2001/3128 **Received 08.01.01** **Shinfield**

Applicant: **Westbury Homes**
Location : **102 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Outline application for the erection of 40 dwellings**

1. **Planning History** – This 1.16 ha. site is currently used as a skip hire/recycling and scaffolding depot. There are some existing buildings and structures on the site, including a 2-storey ancillary office building with storage behind. The site slopes downwards from north to south and east to west. There are some trees and vegetation along the boundaries of the site, and earth banks within and adjacent to the north and east side boundaries of the site. To the east of the site the Linden Homes Phase 2 development for 44 dwellings (Woodcock Court) is currently under construction and nearing completion. A public bridleway (Woodcock Lane) joins the end of Grazeley Road.

2. **Proposal** – is in outline with only the means of access to be determined. The revised indicative plan shows the proposed Public Open Space (0.17 ha.) with play area relocated from the centre of the site to the south-west corner of it, and consequent rearrangement of the proposed dwellings.

3. **Consultations** -
   - ***Shinfield Parish Council :*** Whilst we consider residential development is preferable to the current commercial use, we have concerns about the increased generation of traffic additional to the existing residential sites on this already inadequate country lane, which joins the busy Basingstoke Road at an inadequate junction.
   - ***2 letters of objection :*** On grounds of additional traffic generation onto Grazeley Road and exacerbation of congestion, impact on long views from Grazeley, A33 and M4, proposed play area too small, wildlife, archaeology and disturbance from building works. Request restrictions on builders' working hours, traffic calming in Grazeley Road and control over location of any social housing.
   - ***1 letter of support :*** Prefers to current use which involves HGVs.
   - ***2 letters of no objection :*** Subject to retention of east side boundary trees, avoidance of 3 storey town houses along east side of site and garages along this side moved further away from this boundary.
   - ***1 letter of concerns :*** Asks that the proposed development does not overlook nor take light and that no building is actually on the boundary.
   - ***Ramblers Association :*** No comments to make.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Consultant Archaeologist :*** No objection subject to a condition.
   - ***Environmental Health Officer :*** No objection subject to conditions covering noise protection for proposed dwellings, contaminated land assessment and remediation and hours of construction.
   - ***Crime Prevention Design Adviser :*** No objection to the principle of residential development for this site. The outline as indicated gives good natural surveillance over public movement areas and all dwellings have secure, private rear gardens. Although it is appreciated that the drawing is

indicative only, would be concerned if the principle of routing public pavements hard against the front elevations of dwelling houses was pursued.

- ***Consultant Archaeologist :*** Recommends the submission of an archaeological brief.
- ***Landscape Officer :*** Considers the amended layout is a significant improvement on the previous layout. Positioning the public open space and a 4m planting buffer along the southwestern and south eastern site boundaries would lessen the impact from longer distance views. Considers it is important that the proposed dwellings on the south boundary of the site are carefully designed to minimise their visual impact on the adjoining countryside.
- ***Highway Officer :*** No objection in principle subject to conditions and contribution as proposed.
- ***Public Rights of Way Officer :*** No objection in principle.
- ***Leisure and Recreation Officer :*** The proposed 0.17ha. of public open space is less than the amount required under the District's standard, but raises no objection in principle, subject to compensating contribution towards off-site recreation provision and commuted sums for maintenance of proposed on-site open space and play equipment. (0.46 ha. of public open space would be required under the District's standard.)
- ***Thames Water :*** Advise there are no public water sewers in the vicinity of the development, and that surface water will need to drain to soakaways or watercourse with the relevant consents. Also advise is no available capacity within the existing public foul sewer in Grazeley Road and that the nearest public foul sewer with available capacity is in Basingstoke Road.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies WH1, LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Other technical issues; archaeology: (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan (Deposit Draft) Policies WHE15 and WHE16B; PPG16), potential effect of road noise on proposed dwellings and potential contamination of the land and drainage.

F. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

G. Concerns of the Parish Councils and local residents.

A. Principle of Residential Development

The site is within but on the edge of the settlement boundary in the local plans. The site is 'previously-developed' or 'brownfield' land and therefore there is no objection in principle to residential development and the proposal accords in principle with the relevant policies and PPG3.

The density of the proposed development would be 34.5 dwellings per ha. This complies with PPG3 which requires a density of between 30 and 50 dwellings per ha., and is not dissimilar to the 29.3 dwellings per ha. on the adjacent Linden Homes Phase 2 site. The density is therefore considered acceptable.

The indicative proposed housing mix is as follows:

No. of Bedrooms	Percentage	Percentage required by Policy WH6
2	25%	At least 45%
3	50%	25%
4+	25%	Not more than 30%
	100%	100%

The proposed housing mix is indicative only at this outline stage. Fewer 2 bedroom and 4/5 bedroom houses are proposed and more three bedroom. Therefore, whilst the indicative mix does not match the policy profile, overall the balance is considered acceptable and in any case could be altered at the reserved matters stage.

B. Effect on character and appearance of the area

The site is partially screened from long views to the site from Grazeley across the A33 bypass. Proposed landscaping buffer zones and the open space shown adjacent to the south and west boundaries of the site would further screen the proposed development from these views. Whilst there may still be filtered views of the proposed housing in winter, it is considered that the overall effect would be acceptable. In any event, visual impact needs to be balanced against the contribution which the proposal would make to meeting the District's housing requirement, and against the existing development on, and use of, the site.

The layout is indicative only, but it is considered that it demonstrates that 40 dwellings could be satisfactorily accommodated on the site. The boundary trees could be retained. The potential effect on the character and appearance of the area is therefore considered acceptable in principle.

C. Effect on neighbouring properties

The indicative plan shows that the proposed houses on plots 10-13 would be about 24m. from the rear elevations of Nos. 57-61 Woodcock Court and this is

considered acceptable. The proposed houses on Plots 20-27 along the north side of the site would be about 32½m and 28½m respectively from the rear elevations of the bungalows at Nos. 96 and 98 Grazeley Road, and these distances are considered acceptable. The proposed house on Plot 40 would be about 4½m away from the side elevation of 100b, one of a group of 4 houses in one building. This house has a side kitchen and second bedroom facing the side of the proposed house on Plot 40. However, this house could be eased back slightly to avoid unacceptable loss of light or outlook to this unit. The potential effect on neighbouring dwelling is therefore considered acceptable, and would remove any disturbance and nuisance caused by the existing uses on the site.

D. Traffic, access and parking

Whilst the proposal would generate additional car traffic, it would remove the current HGVs and other commercial traffic, and contributions towards sustainable transport measures, particularly the Mereoak Park & Ride are proposed. The proposed access details are also considered satisfactory and the layout shows sufficient parking to comply with standards. The proposal is therefore considered acceptable in relation to traffic, access and parking.

E. Other technical issues

Archaeology: The Council's consultant archaeologist would be satisfied by a survey and evaluation to be carried out after any permission is granted and before development commences.

Contamination: In accordance with the Environmental Health Officer's recommendation, if permission is granted conditions should be included to cover any soil contamination and landfill gas.

Noise: A condition requiring noise protection measures for the proposed dwellings should also be included.

Drainage: Pumping stations for foul sewerage have been required in connection with the Bewley Homes and Linden Homes developments adjacent. It is therefore likely that a pumping station would also be required for the current application. This could be dealt with by an informative giving advice for the subsequent Reserved Matters application.

F. Services and Infrastructure

The following contributions have been offered:

20% of dwelling units (8 units) to be affordable houses.

£42,727 towards sustainable transport measures, particularly the proposed Mereoak Park and Ride.

£60,038 towards education for Lambs Lane primary school, and

£10,000 in lieu of on-site public open space provision towards off-site play and open space improvements in the local area, provision of on-site play area (as proposed) equipped and with commuted maintenance sum towards it and the public open space. (Policy WR7 in principle allows for a shortfall of on-site provision to be off-set by contributions towards off-site provision).

G. Concerns of the Parish Council and Local Residents

These have been noted and addressed above. It is considered that an informative should be included advising that comments made should be taken into account at the reserved Matters stage.

5. **Conclusion** – The principle of residential development on the site is considered acceptable and the proposed density would accord with PPG3. It is considered that the proposed indicative layout would have potentially acceptable effects on the surrounding countryside and neighbouring properties. It is also considered that satisfactory provision of/contributions towards social housing, alternative transport, education and recreation are proposed. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above, and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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4. The proposed access shall be constructed to adoptable standards in accordance with details to be agreed in writing before the development commences.

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position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

7. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

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

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11. No soakaways shall be constructed in contaminated ground.

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

Reasons

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

7. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

11. To prevent pollution of groundwater.

12. To prevent pollution of the water environment.

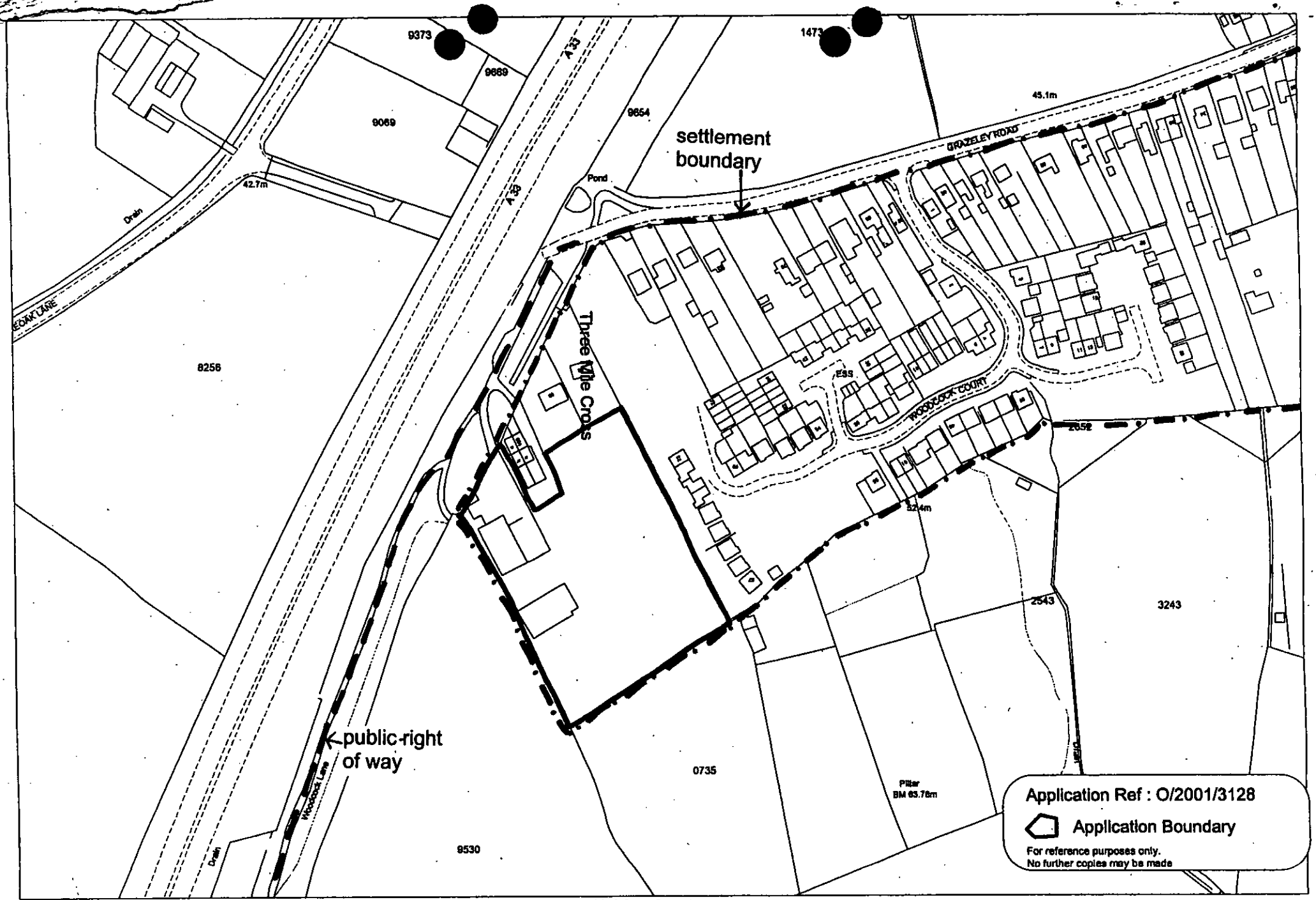
Informatives

1. The applicant is advised that comments referred to in the Committee report should be taken into account when the reserved matters application is designed, including proposing a dwelling size mix closer to that sought in Wokingham District Local Plan Policy WH6.

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

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

   Berkshire Structure Plan Policies H2, H9, EN1, LD5, LD6 and R5.
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7.



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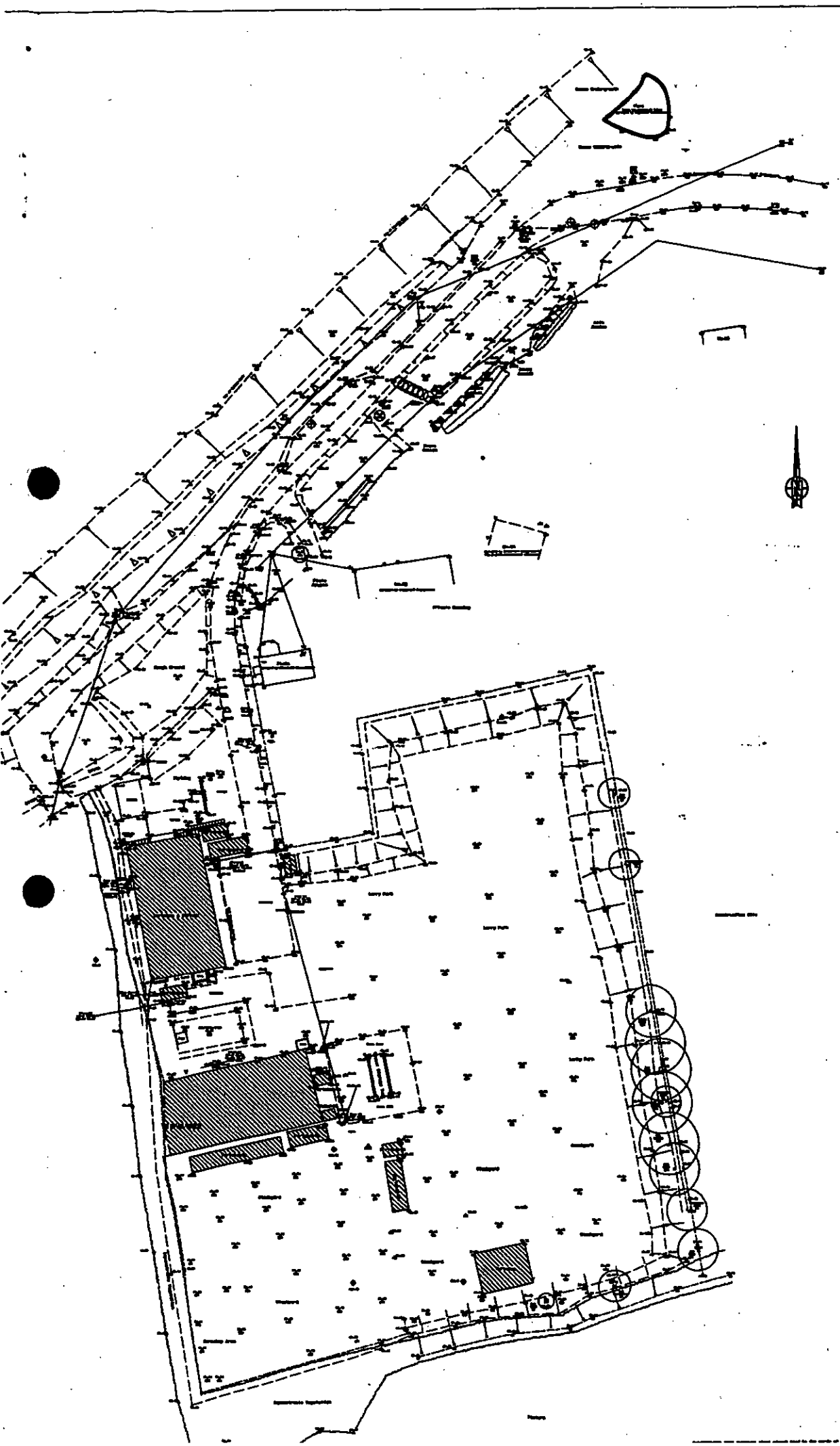


08 JAN 2001 • 3128

Robert C.J. Bates

CLAUDE FENTON (HOLDINGS) LTD.

OAKLEY ROAD, THREE MILE CROSS
HADLEYS YARD

EXISTING SITE SURVEY.

WORK SHEET FOR : Angela Odell

Application Number : O/2001/3128

Applicant : Westbury Homes .

Location : 102, Grazeley Road, Three Mile Cross, Reading.
Proposal : Outline application for residential development (40 dwellings)

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.01

3 SN's displayed, 1 on notice board at jn of Bos Rd/Grazeley Rd, one at entrance to Woodcock Ct. and one at entrance to site.

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.01

Date Registered : 08/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 05/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2001/3128

Appraisal :

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

(tick appropriate box) CAmith LA at Committee 11. 4. 01

Application Number O/2001/3128
Conditions/Reasons for Refusal

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

1. a) Approval of the details of the siting, design and external appearance of the buildings the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

4. The proposed access shall be constructed to adoptable standards in accordance with details to be agreed in writing before the development commences.

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

Date:_____

position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

7. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

8. No materials produced as a result of the site development or clearance shall be burnt on site. All reasonable steps, including damping down site roads/tracks shall be taken to minimise dust and litter emissions from the site whilst works of construction and/or demolition are in progress.

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

10. 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.

11. No soakaways shall be constructed in contaminated ground.

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

Reasons

1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

7. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

8. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties or the area generally.

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

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

11. To prevent pollution of groundwater.

12. To prevent pollution of the water environment.

Informatives

1. The applicant is advised that comments referred to in the Committee report should be taken into account when the reserved matters application is designed, including proposing a dwelling size mix closer to that sought in Wokingham District Local Plan Policy WH6.

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

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

   Berkshire Structure Plan Policies H2, H9, EN1, LD5, LD6 and R5.
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7.

RECORD OF SITE VISIT

SITE ADDRESS: 102 Grazeley Road Three Mile Cross Reading. APPLICATION NUMBER: O/2001/3128	OFFICER: Angela Odell DATE OF SITE VISIT: 22.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 22.1.01

2. DESCRIPTION OF SURROUNDINGS edge of settlement location – ribbon of established res. dwt. on Graz Rd with new housing behind it to rear.

3. DESCRIPTION OF SITE/BUILDING Yard for skip depot with 2 storey office / lorry storage ~~bldg~~ and s/s bldg with roller shutter doors near rear, also huts and compounds. At rear scaffolding storage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Phase 2 Linden Homes now occupied / nearing completion to Eastside. Rear is field. ~~Ats~~ 4 flats at No. 98, bungalows at 92 & 96. To W. are some trees / bushes etc. with A33 by pass beyond & p.r.d. way (Woodcock lane) between.

5. SITE CONSTRAINTS

TREES Some around site boundaries – see survey.

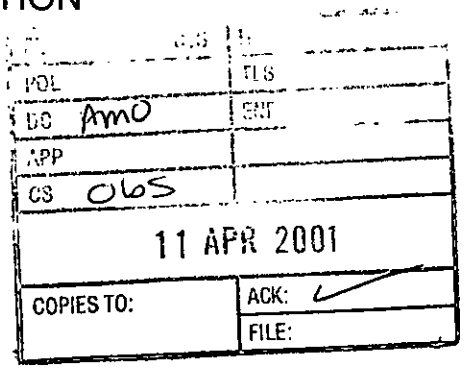
ACCESS/PARKING from Graz Rd.

LEVELS Land rises to south & east.

BOUNDARY TREATMENT

OTHERS

SPENCER'S WOOD, SHINFIELD, GRAZELEY AND AREA RESIDENTS ASSOCIATION



Mr J Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

4 April 2001

Dear Sir

Ref: Application Number O/20013128
Land Rear of 102 Grazeley Road, Three Mile Cross, Berkshire
Proposal for 40 dwellings and demolition of 32 Grazeley Road

The Spencers Wood, Shinfield, Grazeley & Residents Association wish to make the following comments regarding the above application.

1 40 further dwellings in Grazeley Road will have a detrimental effect on the whole area of Three Mile Cross, part of which is considered An Area of Special Character.

2 Traffic in Grazeley Road, which was a quiet, residential, no through road, will be increased and will be detriment to the lives of residents already living in Grazeley Road.

3 Residents in the area of Basingstoke Road and Grazeley Road are already experiencing problems from surface water. A fact already established following a visit by WDC draining representatives at the request of concerned residents living in Basingstoke and Grazeley roads.

4 All traffic generated from this development will lead directly onto the Basingstoke Road mini roundabout. This area already experiences serious congestion at peak times and heavy usage at others.

5 The Residents Association would also raise the question as to what provision is being made, during the planning process, to encourage the development of sheltered housing for the elderly. The only facility at present in a vastly growing area is Spring Gardens – the general rule for moving into this establishment is that you are a council tenant and not a private homeowner!

Spencers Wood, Shinfield, Grazeley and Area Residents Association feel it is time to call a halt to further development in Grazeley Road and Three Mile Cross area in order to avoid what is currently a semi-rural area becoming a sprawling urban complex which nobody will want to live in.

Yours sincerely

K V Heatfield

PP Karen Piercy
Chairman

Avoca
Basingstoke Road
Three Mile Cross
Berkshire RG7 1AS

Tel. (0118) 974 6445

Date: 23 March 2001

Your Ref:

My Ref: Angela Odell / O/2001/3128

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

Spencers Wood, Shinfield, Grazeley &
Area Residents Association
Mrs Karen Piercy
Chairman
Avoca
Basingstoke Road
Three Mile Cross
Reading
Berks

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: O/2001/3128

Site Address: 102, Grazeley Road, Three Mile Cross, Reading.

Proposal: Outline application for residential development (40 dwellings).

I enclose details of the above application and would be grateful to receive your observation within **14 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **O/2001/3128** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 6th April 2001

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

PLANNING SERVICES	RPT 42/98
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www.securedbydesign.com

Your Ref. 3128

Dear Mrs. Odell.

102, Grazeley Road, Three Mile Cross.

Thank you for the revised details of this application.

There is no problem with the revisions indicated, but I would again repeat my earlier comments that it is strongly inadvisable to have pavements hard against the front elevation of residential buildings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this development include burglary, car crime and loss of privacy.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments and recommendations into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Tel. (0118) 974 6051

Date: 05 April 2001

Your Ref:

My Ref: **Angela Odell - O/2001/3128**

Westbury Homes

Monochus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Sir/Madam

Application Number: O/2001/3128

Site Address: 102, Grazeley Road, Three Mile Cross, Reading.

Proposal: Outline application for residential development (40 dwellings).

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.04.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Angela

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: 0/2001/3128

File copy

Mr & Mrs McLeish
102 Grazeley Road
Three Mile Road
RG7 1BJ

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

Dear Sir

Application No: 0/2001/3128

Applicant: Westbury Homes

Proposal: Outline application for residential development (40 Dwellings)

Site address: 102 Grazeley Road, Three Mile cross

You wrote making comments on the planning application detailed above which is to be determined at the Development Control Committee meeting on the 11/04/01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: O/2001/3128

C Evans
67 Woodcock Court
Three Mile Cross
RG7 1BZ

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

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: O/2001/3128

J & Green
31 Arthur Road
Wokingham
RG41 2SS

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

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Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: O/2001/3128

Mr Scott Forbes
69 Woodcock Court
Three Mile Cross
READING
Berkshire
RG7 1BZ

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

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 60

Date:

Your Ref

My Ref: O/2001/3128

Christopher Evans
76 Woodstock Court
Three Mile Cross
READING
RG7 1BZ

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

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Mr I Jordan
Team Leader - Planning Support Services

Phone: (01) 974 6058

Date

Your Ref:

My Ref: O/2001/3128

Mr Scott Forbes
69 Woodcock Court
Three Mile Cross
READING
Berkshire
RG7 1BZ

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

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Application No: O/2001/3128

Applicant: Westbury Homes

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 97[illegible]68

Date:

Your R[illegible]

Ref: O/2001/3128

D Benham
72 Grazeley Road
Three mile Cross
RG7 1BJ

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

Dear Sir

Application No: O/2001/3128

Applicant: Westbury Homes

Proposal: Outline application for residential development (40 Dwellings)

Site address: 102 Grazeley Road, Three Mile cross

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 60

Date:

Your Ref

My Ref: O/2001/3128

S Ingram & P Byrne
100 grazeley road
Three Mile Cross
RG7 1BJ

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

Dear Sir

Application No: O/2001/3128

Applicant: Westbury Homes

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Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 April 2001

Location:	102 Grazeley Road, Three Mile Cross, Shinfield, Reading
Proposal:	Outline application for residential development (40 dwellings)
Application Number:	O/2001/3128

In response to your consultation dated 21 March 2001 for the above application, the landscape comments are as follows:

I have no additional comments to make on the revised plan IND/100 Rev B, please see previous comments dated 14 March 2001, which stated: The amended layout for the site is a significant improvement on the previous layout. In positioning the public open space and a 4m planting buffer along the south western and south eastern site boundaries, the impact of the development within the site will be lessened when viewed in longer distance views from the wider countryside around Grazeley. Houses are still located on the higher ground adjacent to the south eastern boundary of the site and therefore will be much more visible within the landscape than the current land use due to the size of buildings, density and colour of materials. It is important that the size and design of these properties are considered in relation to their visual impact on the adjoining the character of the countryside and landscape designation.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 April, 2001
My ref. AO/O/2001/3128

Mr C Evans
67 Woodcock Court
Three Mile Cross
READING
RG7 1BZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Evans

PLANNING APPLICATION O/2001/3128
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 40 DWELLINGS AT 102 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 29 March. I advise you that the application was in outline, the siting was not determined and the layout plan was indicative only. The application was approved by the Development Control Committee on 11 April, subject to a legal agreement. Once this has been completed and the decision notice issued, the applicants will then have to submit an application for 'reserved matters'. This will be for the detailed siting, design etc. of the proposed dwellings. We will bear in mind the comments you have made when discussing these details with the applicants.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

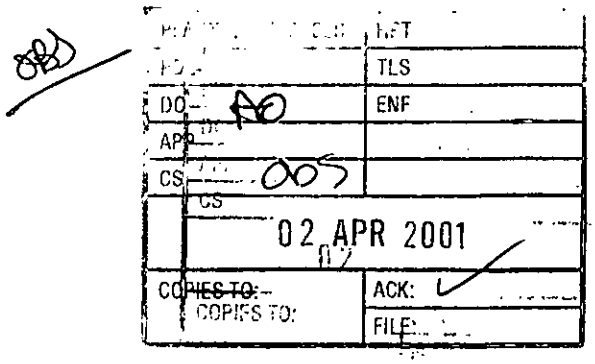
Ao.

MRS A ODELL
Senior Planner

Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

29 March 2001

67 Woodcock Court
Three Mile Cross
Reading
RG7 1BZ



Dear Ms Odell

Application Number : O/2001/3128

Further to a letter dated 21 March 2001 from the Planning Department please find below my comments regarding the revised indicative layout.

My main issues relate to a letter I sent you regarding the original plans. There does appear to have been limited resolution of these points. Please find my main concerns below:

- It would be nice to see a scale plan with adjacent properties on – it is difficult to identify exactly where my and other properties are in relation to the site.
- I am still concerned that the garages for plots 14 and 15 are too close to the boundary adjacent to existing properties.
- I am concerned that plot numbers 19 and 20 are too close to the boundary of the land. This encroaches on existing properties and will undoubtedly have an impact upon the degree of sunlight residents in existing properties receive.

One final point that is not wholly related to this application is the issue of road access. I understand that there is another housing development planned along Grazeley road for which it is proposed that an existing property will be demolished to provide an access road to a field that will accommodate up to 30 dwellings. When considering these two developments individually I am not overly concerned at the volume of traffic that will be generated. However, when considering both together I feel that the local road will be too heavily used. I assume that you would be looking at this development in relation to other proposed developments to undertake an impact assessment; the volumes of traffic for both developments in my view would be too much.

I look forward to hearing from you in due course.

Yours sincerely

Christopher Evans

Date: 21 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: O/2001/3128

Location: 102, Grazeley Road, Three Mile Cross, Reading.

Proposal: Outline application for residential development (40 dwellings)

Applicant: Westbury Homes.

Case Officer: Angela Odell

The new plans show the following: Revised indicative layout. Drawing no IND/100 Rev B.

Comments are required by 31/03/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

Comments

1. All footways/verges to be 2m wide.
2. Traffic calming features are required.
3. Parking areas to be at the rear of the footways
4. All gates to be 5m from the highway boundary.
5. Pedestrian visibility (2.4m x 2.4m) at all driveways.
6. Are parking spaces allocated?
7. Too many properties served by 4.8m carriageway (max. 25 units)

S. NAYTON 11-4.

Tel. (0118) 974 6445

Date: 23 March 2001

Your Ref:

My Ref: Angela Odell / O/2001/3128

Spencers Wood, Shinfield, Grazeley &
Area Residents Association
Mrs Karen Piercy
Chairman
Avoca
Basingstoke Road
Three Mile Cross
Reading
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: O/2001/3128

Site Address: 102, Grazeley Road, Three Mile Cross, Reading.

Proposal: Outline application for residential development (40 dwellings).

I enclose details of the above application and would be grateful to receive your observation within **14days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **O/2001/3128** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Date: 21 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2001/3128

Location: 102, Grazeley Road, Three Mile Cross, Reading.

Proposal: Outline application for residential development (40 dwellings)

Applicant: Westbury Homes.

Case Officer: Angela Odell

The new plans show the following: Revised indicative layout. Drawing no IND/100 Rev B.

Comments are required by 31/03/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) 6/2001/3128. (Ludhouse) Date Rec. 8. 3. 01

Location: 102 Grazeley Road, Three Mile Cross.

Parish Shinfield.

Applicant: Westbury Homes

Description of attached plans Revised indicative layout plan.

Drawing No's: IND/100 Rev. B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Lisa Jonis (L+R)
Police ~~Hab~~ Crime Prevention Officer.

		Drawing No's	
1.	NK (Landscape & Trees)	Catherine B. ~~taken~~	✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: 86, 96, 98, 100, 100a, 100b, 100c Grazeley Rd + plots in red on attached plan in 10 days
i.e. Nos 57-79 Woodcock Court (uneven)
31 Arthur Road, Wokingham RG 41 2SS.

Date for Responses [redacted]

FURTHER ACTION

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

Redate Application ✓ / N From

New Site Notice ✓ / N

New Description

CASE OFFICER AO. (taken)

Consultations Sent by Admin. on 21.03.PS

Yellow - Part One Copy
Green - Officer's Copy

O/2001/3128

Please notify all the properties marked by red cross on the Linden Phase 2 development. Usual 3 weeks to reply and put the addresses on the attached list.

Thanks

Argi.

19/1

plots 28 – 39

2270

0999

70568

68687

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

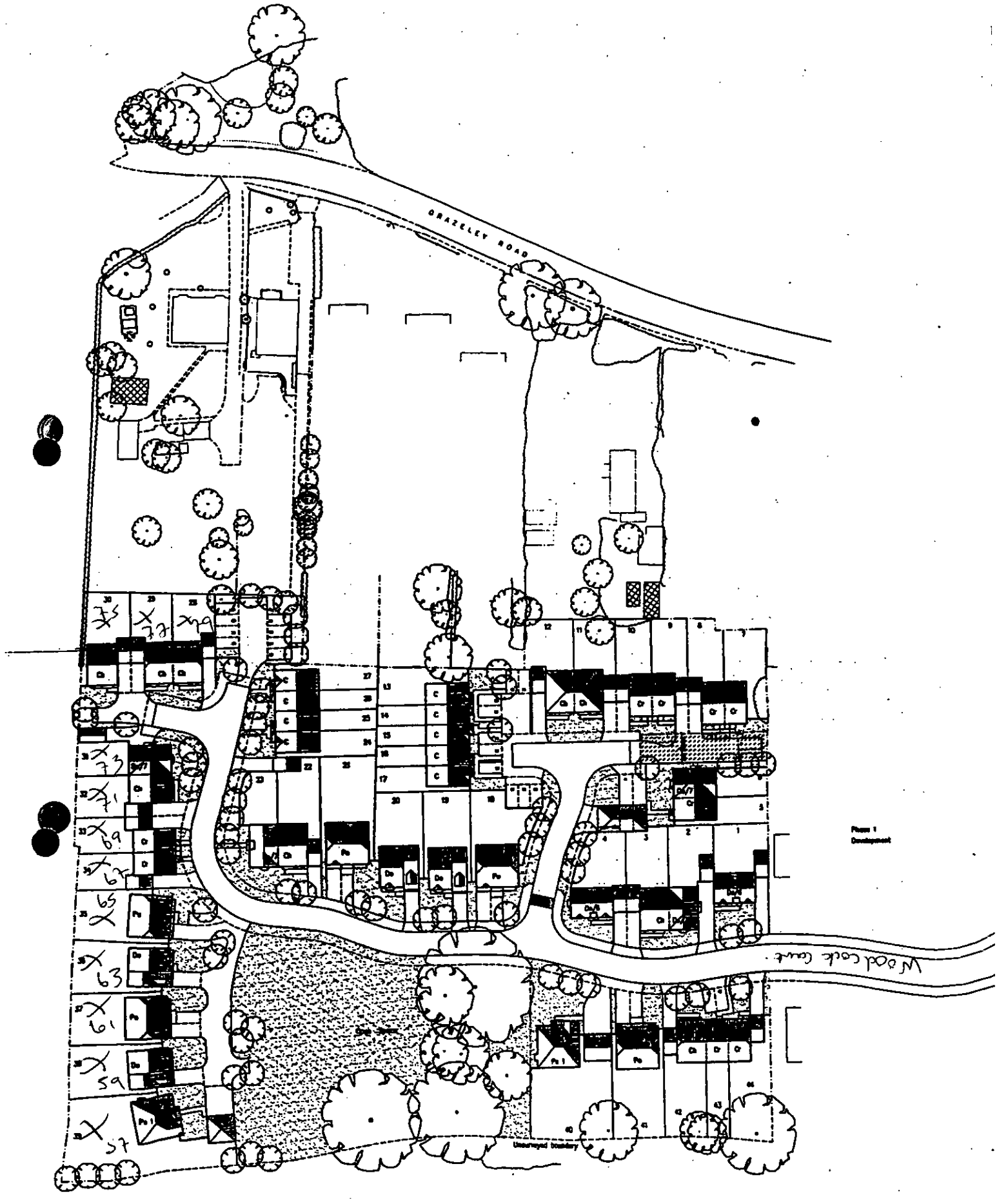
_____

_____

_____

_____

Signed _____


GRAZELEY ROAD
Woodcote Court
Phase 1 Development
Unsurveyed boundary

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/3128
CASE OFFICER: Angela Odell

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
57 - 79 (odd) Woodcock Court	21 days	22.01.01
Shinfield /		

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

AP/ab

13 March 2001

Westbury

Angela Odell
Wokingham District Council
Civic Offices
Shute End
Wokingham, Berks
RG40 1WN

3128

REVISED PLAN

Dear Angela

Re: Grazeley Road, Three Mile Cross

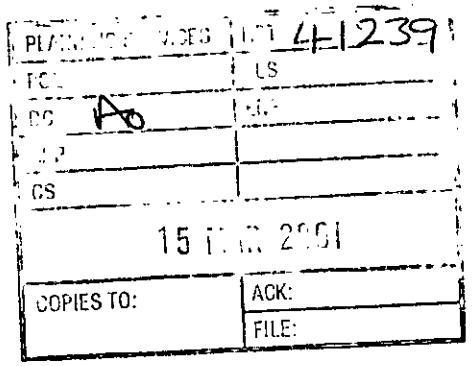
Further to our recent telephone conversation, please find attached 4 copies of our amended indicative layout (IND/100 rev.B) where as discussed I have amended the positioning of plots 10 – 19 inclusive to create an acceptable back – back distance with the adjoining development.

Should you have any further queries regarding this matter, then please contact me as usual.

Yours sincerely

Alan Pitt
Layout Designer

enc



TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 14 March 2001

Location:	102 Grazeley Road, Three Mile Cross, Shinfield, Reading
Proposal:	Outline application for residential development (40 dwellings)
Application Number:	O/2001/3128

In response to your informal consultation dated 8 March 2001 for the above application, the landscape comments are as follows:

The amended layout for the site is a significant improvement on the previous layout. In positioning the public open space and a 4m planting buffer along the south western and south eastern site boundaries, the impact of the development within the site will be lessened when viewed in longer distance views from the wider countryside around Grazeley. Houses are still located on the higher ground adjacent to the south eastern boundary of the site and therefore will be much more visible within the landscape than the current land use due to the size of buildings, density and colour of materials. It is important that the size and design of these properties are considered in relation to their visual impact on the adjoining the character of the countryside and landscape designation.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 30 January 2001

Location:	102 Grazeley Road, Three Mile Cross, Shinfield, Reading
Proposal:	Outline application for residential development (40 dwellings)
Application Number:	O/2001/3128

In response to your consultation dated 11 January 2001 for the above application, the landscape comments are as follows:

The site is located on the edge of the settlement and adjacent a green gap designation and countryside to the south and south west. The site rises to the south east as it forms part of the lower slopes of a ridge running to the west of Spencers Wood. The western slopes of the ridge are visible in the long distance from the wider countryside around Grazeley.

At present the use within the site is commercial with few buildings and tall structures on the higher ground to the south. The current use does not have a major visual impact on the wider countryside as existing vegetation around the site, although poor and degraded helps to soften these views. The properties that are currently being constructed to the east of the site are clearly visible when looking across the site from the bridleway that runs alongside the A33, and in glimpsed longer views from the west from Bloomfield Hatch Lane. They can also be clearly seen from the M4 junction 11 roundabout when looking south, even through the existing vegetative screen as the land rises to the ridgeline leaving open views of the housing. The proposed housing within the site will be much more visible within the landscape than the current land use due to the size of buildings, density and colour of materials. As these properties will be right on the edge of the settlement and adjacent to open countryside they will be more visible in longer distance views from the west than the housing currently being built.

Some housing could be accommodated within the site with minimal impact on the countryside if carefully sited. The majority of the properties would need to be repositioned away from the south eastern and south western boundaries and extensive areas of planting undertaken within these areas. The size and design of the properties is also important in reducing the visual impact of the development. The current layout proposal submitted with the outline application is unacceptable in relation to the issues raised above and would suggest these details are resolved in order that it can be ascertained the proposals are acceptable in relation to the wider landscape issues.

Catherine Brimble

Catherine Brimble
Landscape Architect

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

AP/ab

7 March 2001

Angela Odell
Wokingham District Council
Civic Offices
Shute End
Wokingham, Berks
RG40 1WN

40893
FOL
DC AO
APP
CS
08 MAR 2001
COPIES TO:
ACK:
FILE:

Dear Angela

Re: Land at Grazeley Road, Three Mile Cross

Further to our recent telephone conversation, please find attached 4 copies of our amended layout, where you will see that we have provided a 4mm wide planting buffer along the Southern and Western boundaries, with the Public Open Space now positioned in the south-western corner of the site.

Please note the orientation of plots 1, 4-6,7,8 & 10, which will lessen the impact from relevant views outside the site.

In terms of development mix I wish to work on the following basis:

2 bed	25%
3 bed	50%
4 bed or more	25%

Affordable housing to be 20%.

Should you have any queries regarding this matter then please contact me as usual.

Yours sincerely

Alan Pitt
Layout Designer

enc

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 January 2001

Application Number: O/2001/3128

Proposal: Outline application for residential development (40 dwellings)

Parish: SHINFIELD PARISH

Site Address:
102, Grazeley Road, Three Mile Cross, Reading.

Applicant:
Westbury Homes .

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

✓ below as applicable;

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

The access road is to be built to adoptable Standards, details to be agreed.
R120

From the information supplied the works can be constructed over land in the applicants ownership or highway land. The Public Rights of Way Officer will necessarily comment on the effect on Woodcock Lane.

Signed: _____ **Print name:** S.N. AUTON

9.3.01

Our ref: SP\2001\003297\001
Your ref: O/2001/3128

Date: 9th March 2001

ENVIRONMENT AGENCY

41123

14 MAR 2001

COPIES TO: ACK: FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Angela Odell

Dear Sir/Madam

RESIDENTIAL DEVELOPMENT
FORMER SCAFFOLD YARD, GRAZELEY ROAD, THREE MILE CROSS

Thank you for your letter dated 13 February 2001 which was received on 19 February 2001. You are asked to quote the following reference in any correspondence: SU76NW/12/16. 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 development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

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.

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: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

If there is any reason to believe the site may be contaminated, the Environment Agency would request that the following condition also be included:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

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

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 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 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 709 675	Approx 15 metres	Grazeley Road

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would therefore advise that a landfill gas risk assessment is undertaken prior to development.

Development Control: Contact Amanda Reed on 01276 45 4331

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.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. 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

Cont/d..

trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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 is likely to 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.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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.

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.

DECISION NOTICE

Would you 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/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Westbury Homes Plc, Monachus House, High Street, Hartley Wintney, Hants RG27 8NW

PLANNING SERVICES	HPT 40441
POL	TLS
CC	ENF
CS	
27 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: O/2001/3128

Date. February 26, 2001

PROPOSED: DEVELOPMENT OF 40 DWELLLINGS

LOCATION: 102 GRAZELEY ROAD, SHINFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted:

(i)

Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from noise from road traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

(ii)

No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall

not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.

Reason To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

(iii)

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

Angela Odell

From: Andy Glencross
Sent: 18 January 2001 13:51
To: Angela Odell
Subject: Planning Application F/2001/3128 Grazeley Road Three Mile Cross

Hi Angela

My comments on the above application are as follows : -

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

In addition I propose the following conditions : -

That the existing hedgerow is retained and any gaps replanted with an appropriate mix of native trees and shrubs.

All trees to be planted within the new development should native species

If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office informed.

If Newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
(Engineering Services)

MEMORANDUM

PLANNING SERVICES | HPT 39222
POL | TLS
DC | ENF
APP |
CS |
29 JAN 2001
COPIES TO: | ACK:
FILE:

FROM: **Graham Barnwell**
PROW/NRSWA Officer

MY REF: GB/KMJ/H14/10/24970
Extension: 6333

TO: **Angela Odell**
Planning

YOUR REF:

DATE: 22 January, 2001

APPLICATION NUMBER: 0/2001/3128
PROPOSAL: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (40 DWELLINGS)
SITE ADDRESS: 102 GRAZELEY ROAD, THREE MILE CROSS, READING
APPLICANT: WESTBURY HOMES

Public Right of Way "Woodcock Lane" runs adjacent to the northern boundary of the location plan. See attached plan.

I notice that on the planning application that question 18 was answered no.

1. Will the Highway Authority adopt the proposed road?
2. Will provisions be made for the continuation of the byway?

If yes to the above questions I have no objections to this application.

GRAHAM

Enclosure

Westbury Homes (Holdings) Ltd Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel: 01252 846000 Fax: 01252 846071

PLANNING SERVICES	HPT
POL	TLS
DC	LNE
APP	
CS	
31 JAN 2001	
COPIES TO:	ACK:
	FILE:

Westbury

FAX MESSAGE

TO	ANGELA ODELL
COMPANY	WOKINGHAM D.C.
FAX NUMBER	0118 974 6484
FROM	ALAN PITT
DATE	30-1-2001
SUBJECT	GRAZELEY RD.
NUMBER OF PAGES (Including this sheet)	1

I refer to letter from Graham Barnwell.

Question 18 should be YES

Items 1 & 2 answer is YES

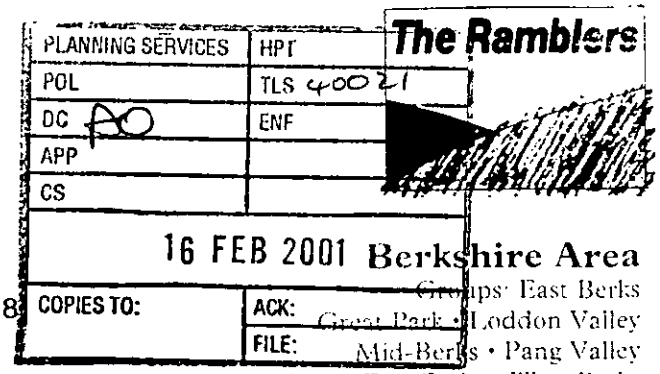
I trust this clarifies the situation.

Regards

Alan Pitt.

01252846071

The Ramblers' Association
Working for walkers



15 February 2001

Your ref: ANGELA ODELL/ F/2001/3128

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application No. F/2000/3128

Site: 102 Grazeley Road, Three Mile Cross, Reading

In response to your letter of 11 January, we have no comments to make concerning this particular application, but we thank you for giving us the opportunity of doing so.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 19th January 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3128

Dear Mrs. Odell

102, Grazeley Road, Three Mile Cross.

Thank you for the details of this outline application.

There is no objection in crime prevention terms to the principle of residential development for this site.

The outline as indicated gives good natural surveillance over public movement areas and all dwellings have secure, private rear gardens.

Although it is appreciated that the drawing is indicative only, I would be concerned if the principle of routing public pavements hard against the front elevations of dwelling houses was pursued. There must be some defensible space to provide a buffer between public and private space.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks that this proposal faces include car crime and burglary.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

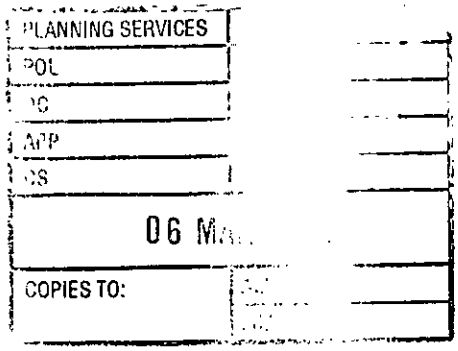
PLANNING SERVICES	HPT 38953
POL	TLS
DC	ENF
APP	
CS	
22 JAN 2001	
COPIES TO:	ACK:
	FILE:

To: Mrs Odell
Senior Planning Officer

03/03/2001

As requested by telephone today, any problems please do not hesitiate in contacting me

0/2000/3128
Location: 102 Grazeley Road, Three Mile Cross
Proposal: Outline application for residential development (40 dwellings)
Observations: Whilst we consider residential development is preferable to the current commercial use. We have concerns about the increased generation of traffic additional to the existing residential sites on this already inadequate country lane, which joins the busy Basingstoke Road at an inadequate junction.



NOT ACKNOWLEDGED

WHO IS IT FROM ??

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref COU/MC

PLANNING SERVICES	HPT 38827
POL	TLS
DC AO	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK:
	FILE:

17th January 2001

Ms A ODell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

PLANNING APPLICATION O/2001/3128
102,GRAZELEY ROAD, THREE MILE CROSS, READING

The above planning application has an archaeological implication.

I enclose an individual written archaeological brief for the above property.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor



LAND AT
102, GRAZELEY ROAD, THREE MILE CROSS
BRIEF FOR AN
ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

LAND AT 102 GRAZELEY ROAD, THREE MILE CROSS
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located to the rear of 102 Grazeley Road, Three Mile Cross, at SU 7100 6751. The area is 1.16 ha in area; the underlying geology is London Clay.

3 PLANNING BACKGROUND

3.1 Planning application O/2001/3128, submitted to Wokingham District Council, proposes the construction of 40 dwellings, garages, estate road and ancillary works.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The developer has conducted an archaeological desk based assessment of the area, this states that there is a 'moderate to high potential' for archaeological remains on the site. The application site lies on the putative route of the Roman Road from Silchester to St Albans. Although there is some dispute over the exact route of this road, the application site is considered to have the potential to contain archaeological remains related to and associated with the Roman Road and possible 'elements of an Iron Age and Romano British agricultural system'.

5 REQUIREMENT FOR WORK

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation trenching.

6 AIMS AND OBJECTIVES

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldwork's on that site.

7.4 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 METHODS

8.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9 TIMETABLE AND MONITORING ARRANGEMENTS

9.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

9.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

9.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

9.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

10 SITE ARCHIVE

10.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent.

10.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

10.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

10.4 The archive shall be assembled in accordance with the guidelines set out in *Management of Archaeological Projects* (English Heritage 1991).

10.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

10.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

11 REPORTING REQUIREMENTS

11.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

11.2 The report will address the aims and objectives of the evaluation.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site Name
- Grid reference
- Site activity type (e.g. evaluation trenching, geophysical survey, fieldwalking, etc.)
- Date & duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.4 The report should include:-

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate;
(Xi) a consideration of evidence within the wider setting.

12 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*. The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

13 PUBLICATION & DISSEMINATION

13.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

13.2 The archaeological contractor will supply the SMR with a representative set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

14 OTHER FACTORS

14.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

14.2 Once a satisfactory report has been submitted a completion notice may be issued to the applicant if requested. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Policy and Plans Consultation

Location: 102, Grazeley Road, Three Mile Cross.

Proposal: Outline application for residential development (40 dwellings).

Application Number: O/2001/3128

Applicant: Westbury Homes.

Potentially the following policies in the Wokingham District Local Plan Deposit Draft could apply to this site:

Policy WOS1: Sustainable Development
Policy WOS2: General Development Principles
Policy WOS3: Development Control Principles
Policy WOS5: Environmental Improvements
Policy WLL7: Landscape & New Development
Policy WBE1: Development in its Local Context
Policy WH1: Housing Development – Unidentified Sites
Policy WEM18: Alternative Uses for Land & Premises with a Commitment for, or in Existing, B1 - B8 Use
Policy WT1: Location of Development
Policy WT2: Access to Development
Policy WT4: Environmental Aspects of Traffic

The application conforms with Policy WOS2 since the site is located within the 'identified settlement' of Three Mile Cross, and therefore there is a general presumption in favour of development. The proposal is also supported by Policy WOS1 (i) and WOS5 (a), which encourage development on brownfield sites in preference to greenfield, Policy WH1 which allows for infilling and redevelopment, and Policy WEM18, which permits the change of use of business employment generating use (classes B1 – B8) to residential. Furthermore, the redevelopment of the site from a scaffold yard to residential should result in environmental enhancement and improve the appearance of the site. However, the development needs to provide measures for the protection and enhancement of the existing settlement boundary through new trees and hedgerow planting in accordance with Policy WLL7.

The application should also be tested against Policy WOS1, WOS3, WBE1, WH1, WT1, WT2 and WT4. It should not lead to an adverse affect on the character and appearance of the area, particularly to the setting of the settlement, and should not visually intrude into the countryside. In addition, it should have satisfactory access and be capable of being well served by public transport, should not significantly increase traffic levels along Grazeley Road, and should be close to existing local facilities.

It is also appropriate to consider PPG3(2000), which stresses the importance of sustainable development, and states that the Government's objective is to '*promote more sustainable patterns of development and make better use of previously-developed land, the focus for additional housing should be existing towns and cities*' (paragraph 1). It goes on to say that local authorities should give priority to re-using previously-developed land in urban areas, empty homes and conversions in preference to the development of greenfield sites (paragraph 2). These aims are repeated at paragraph 21, 22, 26, 30, 31, 32, 40, 41, 65, 67 and 69, indicating the level of importance given to minimising the amount of greenfield land that needs to be developed. Paragraph 30 states that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'*. The site would be classified as re-use of previously developed land and is located within the settlement boundary. Furthermore, the density of the development complies with PPG3, which encourages local authorities to avoid developments with a net density of less than 30 dph.

Andrew Astin,
Policy & Plans

16.01.01

See Part 1 for all information other Copys.

To:
Minerals

From: Angela Odell

Date: 11 January 2001

Application Number: O/2001/3128

Proposal: Outline application for residential development (40 dwellings).

Site Address:
102, Grazeley Road, Three Mile Cross, Reading.

Applicant:
Westbury Homes .

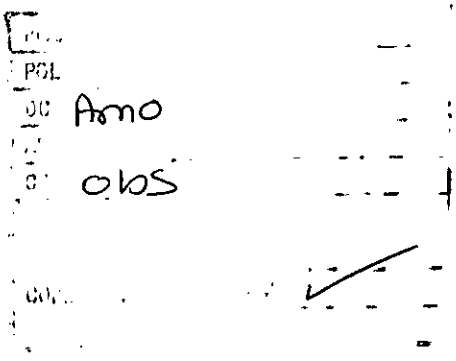
Your observations are required in respect of this application within **7 days** of the above date.

---

no comments to make thankyou.

Ref: Angela Odell / O/2001/3128.

ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
PO BOX 157
SUITE END
WOKINGHAM
BERKSHIRE
RG40 1WR



Mr SCOTT FORBES
NO 69 WOODCOCK COURT
THREE MILE CROSS
READING.
BERKS.
RG7 1BZ
TEL. 0118 9889260

26.3.01.

Dear Mrs Odell.

I am writing to you concerning the proposed development for 102, GRAZELEY ROAD, THREE MILE CROSS, READING. I presently live at NO 69 WOODCOCK COURT which backs onto the proposed development and therefore it is in my interest to put in writing a few of my concerns.

I don't want the new property to take any light from my garden, I also want the boundary between the two developments to be respected and NO building to come up to the boundary.

I don't want any windows in the new development overlooking my garden. The new development can have their garden meeting mine but I don't ~~what~~ wish to have the actually building finishing at the boundary.

I also don't want the new development detracting from the amenity of my house or to alter its value in anyway detrimental to resale. Thank you for your time,

Yours faithfully Scott Forbes

Steve

Pl. look at last para. on this page & advise.

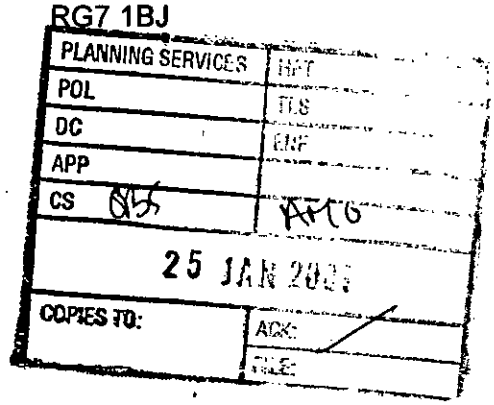
Thanks.

Angie.

19/3

Angela Odell – Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

100 Grazeley Road
Three Mile Cross
Reading
RG7 1BJ



23 January 2001

Dear Ms Odell

Re: O/2001/3128 102 Grazeley Road

We write with reference to the above proposal.

As a resident at 100 Grazeley Road our property is directly adjacent to the site. Whilst there is a skip/scaffolding yard on the proposed site at present we were aware of this when we bought the property and it causes no inconvenience to us at all. We are concerned that, if this proposal goes ahead, the building process will be long and will inconvenience us. You may already be aware that a number of houses are still being built further up Grazeley Road. We moved to our property in February 2000 and building was being carried out then and has not yet stopped. The building is noisy, dirty, is carried out on Saturdays and has ruined the section of road at the site entrance.

We have seen the plans for the proposed development. The road which lies directly in front of our house will be the site access and , when built, the access to the properties. Admittedly, this road is used for Alan Hadley commercial vehicles during the day, however, this traffic stops at 5.00 and there is no more traffic on the road until the following morning. From Saturday lunchtime until Monday morning there is no through traffic on that road. There is noise from the A33 but we benefit from the lack of traffic in the evenings and weekend on the small road in front of us.

We are worried about the overall increase in traffic as, if these houses are built, no longer will the road be traffic free at the weekends and evenings. It may also be worth noting that the road is used heavily by horses and walkers at weekends and there is a considerable amount of wildlife in the vicinity. If the properties are built I assume that the road will no longer have a 5-mile an hour limit which reduces traffic noise at present.

Could you consider introducing traffic calming measures on this stretch of road. This will also protect the horse traffic and other users of the footpath which leads from the road. If the road is widened this will presumably eat into the greenery which lies to the front of our house. This grass sustains a large wild rabbit population who will undoubtedly be affected by this proposal.

Road will be widened to our standards but Traffic Calming will be introduced. All with agreement of Public Rights of way Officer.

Steve A

We would be interested to know if building will be allowed to take place at the weekend. We already have to endure building noise from further up the road and are concerned that this building will take place literally behind and to the side of our house.

As there are relatively few residents in this section of the road I wonder if we will matter if the proposal goes ahead. Will we receive any compensation, ie, a temporary reduction on council tax, for noise and inconvenience whilst the building takes place? It may also be worth noting that there are no street lights on our section of road and the road itself if not properly surfaced or maintained. We would appreciate it if you could arrange for an assessment to take place.

Can you also let us know whether any of the proposed dwellings will be owned by the council, housing association or any other such scheme. This is of concern to us as we do not want this type of accommodation to be built with such close proximity to our residence and this may, in future, have a detrimental effect of the value of our property.

Part of the reason for us purchasing the property was the lack of residents in the proximity. Our property is private and we do want it to remain so. The plans indicate that houses will be built which overlook the two properties at the back of our 'quad', the side of our properties and all of our drive and parking. Will the conifers and fencing which line the back of our parking be allowed to remain? This will offer a degree of privacy to us.

Whilst we appreciate that the proposal will probably go ahead we would like you to consider the points raised in this letter. We look forward to hearing from you.

Yours sincerely

Sarah Ingham & Philip Byrne

Rec'd 1.30pm 6.3.01

31, Arthur Road,
Wokingham
RG41 2SS.
6/3/01

Dear Ms Odell,

Re Application No: O/2001/3128.

We are owners of the land South of this application. I should be grateful if you would keep us informed as per your usual practice.

Yours sincerely,

Jane & David Green.

OBS-AO

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Environmental Services Department
Wokingham District Council
Planning Services
P.O.Box 157
Shute End, Wokingham
Berkshire
RG40 1WR

67 Woodcock Court
Three Mile Cross
Reading
Berkshire
RG7 1BZ

14 February 2001

Dear Sir/Madam

APPLICATION NUMBER : O/2001/3128

Further to your letter dated 22 January 2001 I am writing to you with my comments regarding the proposed residential development at 102, Grazeley Road, Three Mile Cross, Reading.

After having seen the plans I can say that in general I have little objections to the proposed development. However, I do currently live in a property that will back on to the site along properties 20 to 28.

I have two concerns mainly. Firstly, I am familiar with Westbury Homes developments and would be opposed to any properties along this row of houses being three storey town houses. The primary reason for this is that in the afternoon both mine and my neighbouring properties get a lot of sunlight in the afternoon from the direction of the proposed properties and consequently I do not wish tall buildings opposite us restricting our sunlight. In addition to this there is the obvious visual impact on the area.

The second point is regarding the garages, in particular for plots 22, 23 and 24. I do not see much reason for these being situated so close to our boundary and can not see any justifiable reason, in particular for the garage between plots 23 and 24 being so far back. I would like them to be set a reasonable distance away from the boundary. For the reason of both noise pollution and the visual impact of having a building so close to our boundary. Once again restricted sunlight may well become an issue here too if the garages are too close.

Apart from these two points I believe that the development would be a positive move for the local community and would support it.

Yours faithfully

Chris Evans

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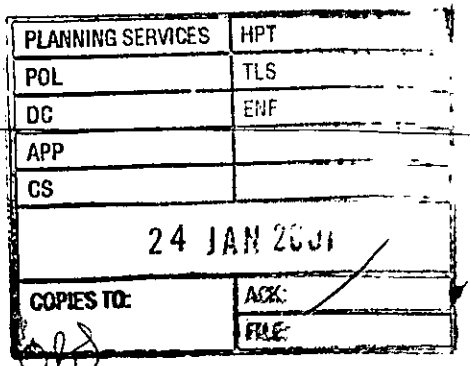


Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 January 2001 19:51
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

2001/3128

AO

****

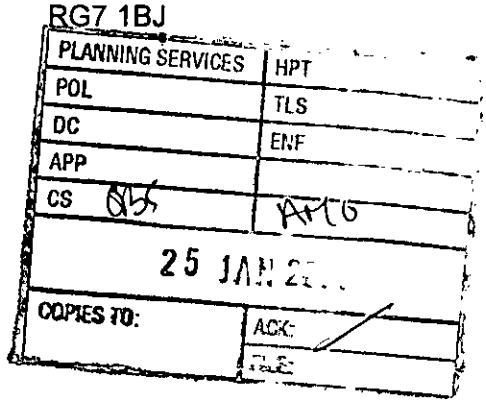
NatureofEmail: Comment
ApplicationNumber: O/2001/3128
Correspondent_FullName: Derek John Benham
Correspondent_StreetAddress: 72, Grazeley Road, Three Mile Cross,
Correspondent_Address2:
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1BJ
Correspondent_Telephone: 0118 9883819
Correspondent_Email: DerekBenham@ukgateway.net

Comments:

Although I am greatly concerned that even more houses are to be built in and around Grazeley Road and Three Mile Cross is being transformed from a semi-rural settlement into a suburb of Reading, I am in favour of the development. At least the additional houses and resulting increase in private car traffic will be balanced by a decrease in the use of Grazeley Road by heavy commercial vehicles.

Angela Odell – Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

100 Grazeley Road
Three Mile Cross
Reading
RG7 1BJ



23 January 2001

Dear Ms Odell

Re: O/2001/3128 102 Grazeley Road

We write with reference to the above proposal.

As a resident at 100 Grazeley Road our property is directly adjacent to the site. Whilst there is a skip/scaffolding yard on the proposed site at present we were aware of this when we bought the property and it causes no inconvenience to us at all. We are concerned that, if this proposal goes ahead, the building process will be long and will inconvenience us. You may already be aware that a number of houses are still being built further up Grazeley Road. We moved to our property in February 2000 and building was being carried out then and has not yet stopped. The building is noisy, dirty, is carried out on Saturdays and has ruined the section of road at the site entrance.

We have seen the plans for the proposed development. The road which lies directly in front of our house will be the site access and , when built, the access to the properties. Admittedly, this road is used for Alan Hadley commercial vehicles during the day, however, this traffic stops at 5.00 and there is no more traffic on the road until the following morning. From Saturday lunchtime until Monday morning there is no through traffic on that road. There is noise from the A33 but we benefit from the lack of traffic in the evenings and weekend on the small road in front of us.

We are worried about the overall increase in traffic as, if these houses are built, no longer will the road be traffic free at the weekends and evenings. It may also be worth noting that the road is used heavily by horses and walkers at weekends and there is a considerable amount of wildlife in the vicinity. If the properties are built I assume that the road will no longer have a 5-mile an hour limit which reduces traffic noise at present.

Could you consider introducing traffic calming measures on this stretch of road. This will also protect the horse traffic and other users of the footpath which leads from the road. If the road is widened this will presumably eat into the greenery which lies to the front of our house. This grass sustains a large wild rabbit population who will undoubtedly be affected by this proposal.

We would be interested to know if building will be allowed to take place at the weekend. We already have to endure building noise from further up the road and are concerned that this building will take place literally behind and to the side of our house.

As there are relatively few residents in this section of the road I wonder if we will matter if the proposal goes ahead. Will we receive any compensation, ie, a temporary reduction on council tax, for noise and inconvenience whilst the building takes place? It may also be worth noting that there are no street lights on our section of road and the road itself if not properly surfaced or maintained. We would appreciate it if you could arrange for an assessment to take place.

Can you also let us know whether any of the proposed dwellings will be owned by the council, housing association or any other such scheme. This is of concern to us as we do not want this type of accommodation to be built with such close proximity to our residence and this may, in future, have a detrimental effect of the value of our property.

Part of the reason for us purchasing the property was the lack of residents in the proximity. Our property is private and we do want it to remain so. The plans indicate that houses will be built which overlook the two properties at the back of our 'quad', the side of our properties and all of our drive and parking. Will the conifers and fencing which line the back of our parking be allowed to remain? This will offer a degree of privacy to us.

Whilst we appreciate that the proposal will probably go ahead we would like you to consider the points raised in this letter. We look forward to hearing from you.

Yours sincerely

Sarah Ingham & Philip Byrne

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Richard Dix
65 Woodcock Court
Three Mile Cross
Reading
Berks
RG7 1BZ

Angela O'Dell
Planning Department
Wokingham District Council
Wokingham
Berks

Dear Angela
I am writing regarding the planned development (application number F/2001/3321) at the end of Grazely Road, Three Mile Cross, Reading, Berks. The land is currently being used by as a commercial vehicle base by Hadleys.
While I have no objections to the land being developed for residential use, my only concern is that the natural boundary that exists between the lorry yard and the recent Loxwood Grange development (a sparse line of mature trees) should remain as that, a natural boundary.
As far as I can see, this tree line is right on the edge of the existing development anyway so hopefully there shouldn't be any gain in destroying the trees anyway.
In any case, I hope to attend any meeting and keep an eye out for any subsequent applications.

Yours hopefully

Richard Dix

SEOUG&BAIIG MOLAOOO

FAX
TRANSMISSION

86 Grazeley Road
Three Mile Cross
Berkshire
RG7 1BJ

FROM	Sandy and Bobby McLeish
TO	John Mitchell Development Control Manager
Page(s)	1
12 / 1	01/02/01 20:53

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Message

Application number: O/2001/3128
Site Address: 102 Grazeley Road, Three Mile Cross, Reading

With respect to the above planning application. I feel that it should be rejected for the following reasons:

1) There are numbers of badgers, foxes and rabbits that would be severely affected by the new development, as they have already lost a substantial amount of open ground, due to the building work which has already (and still is) taken place along Grazeley Road.

2) Not only will the views of the local residents be effected, but this development will be seen by passers by on the A33, M4 and all across Grazeley.

3) There is a play area shown on the plan, which is not only too small for the houses being built, but also does not take into account that there is no local play area for the children which live in Three Mile Cross (apart from an overgrown and inadequate area by the allotments in Church Lane). The children in Grazeley Road are forced to play in the road and will be put in danger by the additional traffic.

4) There will be traffic at all hours of the day and night and weekends if this is made into a residential area. The current business traffic is confined to working hours and is therefore not too intrusive. Speed restrictions must be placed all along Grazeley Road and traffic calming measures must be introduced. Consideration must be taken to the exit and entrance at the end of Grazeley Road, which is already very difficult to negotiate. The area around the development is used extensively by equestrians and pedestrians and provision should be made for their safety.

5) I understand that this site is on the course of an old Roman Road. I feel this should be investigated from an archeological point of view, before any building of this kind is considered.

6) Why could the site not be purchased by the council and made into a childrens play area, so our children could be safe?

Thank you for your help.

Fax : Phone : 0118-988-5646

Westbury Homes (Holdings) Ltd Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 846071

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Westbury

FAX MESSAGE

TO	ANGELA ODELL
COMPANY	WOKINGHAM D.C
FAX NUMBER	0118 - 974 6484
FROM	ALAN PITT
DATE	19.1.2001
SUBJECT	GRAZELEY RD. 3 Mile X.
NUMBER OF PAGES (Including this sheet)	2

Angela

Please find Certificate B which has been served on the vendors.

Regards

Alan Pitt

s/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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
CLAUDE FENTON (HOLDINGS) LTD.	Arrowhead Road, Theale, Reading. RG7 4AZ	18.12.00

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

- 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)* .....

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: O/2001/3128

Proposal:
Outline application for residential development (40 dwellings)

Location:
102 Grazeley Road Three Mile Cross Reading

This application is being advertised in the Reading Chronicle newspaper on the 19/01/2001 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **09/02/2001**. 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: 19/01/2001

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: O/2001/3128

Proposal:
Outline application for residential development (40 dwellings)

Location:
102 Grazeley Road Three Mile Cross Reading

This application is being advertised in the Reading Chronicle newspaper on the 19/01/2001 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **09/02/2001**. 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: 19/01/2001

Received by Wokingham District Council

Application No: O/2001/3128

Proposal:
Outline application for residential development (40 dwellings)

Location:
102, Grazeley Road, Three Mile Cross, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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 normally 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.

Head Planning and Transportation

11 January 2001

1792

No

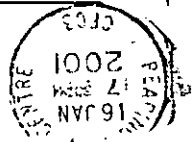
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2001/3128 relates.

Address of site GRAZELEY ROAD

THREE MILE CROSS.

Signed

Date 16.1.2001



Be property addressed

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Jan Westbury application at

end of Grazeley Rd.

please get 3 site notices –

tell agent to put up one near site,

one at jn of Grazeley Rd/Barrington Rd

& one near jn of Woodcock Ct/Grazeley Rd.

Thanks - Ang..

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

(*) PRE-APP (*) ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible] 8/1/2001	
Officer: AO	Application No. 0/2001/3128

Map No. 78 Site 1:35
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State
☑ Incorrect Fee ☐ Invalid ☐ PD

Description:
(0) OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (40 DWELLINGS)

Location: SCAFFOLD YARD ~~WOODCOTT LANE~~ GRAZELEY ROAD

Parish: SHINFIELD Ward: .....

Applicant: WESTBURY HOMES

Fee Received 2204-00 Required 2280-00 Additional 76-00 Refund .....
(10)
recd 8/1/2001

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~Density of houses? Q19?~~ 40 shown on plan - is that enough?		
4	Correct S 66 certificate	Served on BCC? to be corrected	phoned 3/1	
5	Elevation plans	recd 8/1/2001		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... Major development ← 2 ntries

Date Site Notice Sent : 11.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m Landfill site Consultation. + use of septic tanks
Housing .....
Leisure & Cultural services → public open space
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) re: Archaeological Assessment enclosed with application
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....
Thames Water

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

Pre-app attached.

OTHERS:

.....
Ramblers Assoc - (pls send copy of map to Mr. D. Bounds)
British Horse Society
Andy Glencross, Dinton Pastures (re. ecological assessment)

NEIGHBOURS:

3 x site notices — Note: Please tell agent to put S/Ns at following places:- one near site, one at junction of Grazeley Rd & Basingstoke Road, & one near junction of Woodcock Court & Grazeley Road

+ 39 Woodcock Court, 3 Mile Cross
72 Grazeley Road
Oak Tree Cottage, Beech Hill Road

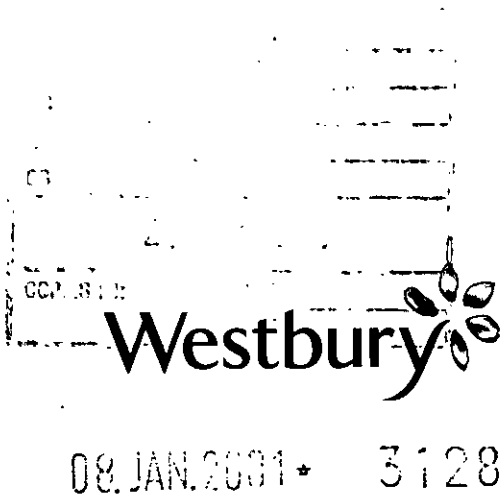
+ see map (incl. area inside red line as well as green line)

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

AP/ab

18 December 2000

Berkshire County Council 01252
Shire Hall
Shinfield Park 845904
Reading
RG12 1QA



Dear Sirs

Re: Land at Grazeley Road, Three Mile Cross

We have to-day submitted an 'Outline' planning application for the above development.

In accordance with the Town and Country Planning Act 1990 we hereby serve notice upon you that we have submitted our planning application to Wokingham District Council.

Should you have any queries concerning the above, then please contact the undersigned.

Yours faithfully

Alan Pitt
Layout Designer

enc

Rec'd 18·12·00

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

08 JAN 2001 • 3128

AP/ab

15 December 2000

Westbury

Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham, Berks
RG40 1WN

01252
846 054
Alan Pitt

Dear Sirs

Re: Land at Grazeley Road, Three Mile Cross

Please find attached our 'Outline' Planning Application for the above development, where we wish to develop the site as residential use.

As previously discussed with your Mrs A Odell, the layout plan is indicative only, but this could be used for the basis of a S106 Agreement.

Our application consists of the following:

- 6 copies of Application Form
- Certificate B
- Cheque for the sum of £2,204.00
- Indicative Layout
- Location Plan
- Transport Report
- Ecological Report
- Noise Report
- Archaeological Report

Should you have any queries regarding this application then please contact the undersigned.

Yours faithfully

Alan Pitt
Layout Designer

enc

1933 2 Rear of

ADDRESS Grazeley Road Three Mile Cross PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 7068-71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
A197/0154	Linden Homes	31 new houses	11/12/97	REJ.
98/67239/A	" R/O 44-70	Erection of Sign	17/4/98	R
98/68012/F	BEWLEY " HOMES R/O 20-36	16 HOUSES/GARAGES/PUMPING STATION.		C/A
FP98/7606	Bewley Homes PLC "	Erect 16 new dwellings	9/6/98	G
98/68687/F		Land R/O 74-90 Erect 44 Dwellings & garages		CA
99/70568/F	"	"	3/3/00	G
AF99/0196	Linden Homes S.E. Ltd	44 new dwellings	6/10/99	APP
F/1999/0181	Linden Homes SE Ltd Land r/o 72, 74, 76	Erect 5 dwellings - substitution of house types plots 71-75		
F/2000/0948				
F/2000/0658	Linden Homes	Dem. dwelling No. 90 & Erect 6.	31.10.00	A
A/2000/0999	Linden Homes	Erect Sign boards & Flag poles	19/5/00	A
C/2000/0974	Linden Homes D.to C	-10 & 11 of 70568 - Appl of Land & soft landscaping	2./5/00	A

MINISTRY DECISION PD Eng - 88-90 - RES. DEV. - Ripton - 14/2/00

SPECIAL ORDERS 67239 - APPEAL ALLOWED - 9-8-98

1933 3

ADDRESS R/O Grazeley Road PARISH Shinfield

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/2000/0973	Linden Homes	D. To C (21) of 70568 for apprl. of Noise	30.06.00	AP
TP/2000/2227				
A/2000/2270	"	Non-ill free standing sign	18.10.00	AP

MINISTRY DECISION

SPECIAL ORDERS

1933

1 REAR OF

ADDRESS GRAZELEY ROAD PARISH SHINFIELD

(71)

PLOT No. ORD. SHEET No. SU. 7068 - 716

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
O/161/70 ✓	MESSRS. N.C.W. BROWN	O/L. 52 HOUSES & GS. R/O 44-70	30.9.70	Re
30446 ✓		RES. DEV. R/O 54-66	25.5.88	Re
41998 ✓	CHARLES CHURCH	O/L RES. DEV. R/O 64-68	6.1.94	Re
96/64320/O ✓	LINDEN + BEWLEY O/L (APPEAL)	R/O 20-70 - 43 DWELLINGS & GARAGES	22.4.97	W.D
96/64686/F	APPEAL LINDEN HOMES	R/O 44-70 31 DWELLINGS & GS.	16.1.97	Re
96/64734/F	APPEAL BEWLEY "	R/O 20-36 19 "	16.1.97	Re
97/66558/F	"	" " 16 " (REVISION)	10.5.99	C/A
97/66611/F ✓	LINDEN HOMES	" 44-70 31 " (REVISION)	21.7.98	C/A
DN97/0120	" "	Dem 2 dwellings 64+66	22.12.97	App
A197/0154/A ✓	"	31 new houses R/O 44-70	16.12.97	App

MINISTRY DECISION O/161/70 - APPEAL DISMISSED - 26.11.71 41998 - APPEAL DISMISSED 22.7

~~SPECIAL CIRCS~~ 96/64686/F ~~96/64734/F~~ - APPEAL ALLOWED - 24.9.97

PPEN 16.2.98 - Signs 96/647341F - APPEAL DISMISSED - 24.9.97

ADDRESS 98 GRAZELEY ROAD PARISH SHINFIELD (78)

Dutchen

PLOT No. RENUMBERED 7.8.87 ORD. SHEET No. SU 7068 - 71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~01607~~	~~Mr M. T. Stanley~~	~~ext & add~~	~~28.11.74~~	~~N/A CA~~
~~BR 1820~~	~~"~~	~~"~~	~~8.10.74~~	~~App~~
22670	"	REPL. DWELLING LAND ADJ.	13.12.84	N/A R
25037	PULLEYN HOLDINGS	C/OF/USE WITH REDEV. OF HAULAGE/PLANT HIRE DEPOT & PIGGERY WITH ONE HI-TECH UNIT LAND ADJ.	6.3.86	R
25038	J. MOULD (TIPPERS)	CONT. USE OF HAULAGE IN ACCORDANCE WITH EUC. EXCL. SMALLHOLDING/PIGGERY	D/DR	
25602	PULLEYN HOLDINGS	15 DWELLINGS/EST. ROAD	22.5.86	REF
25914	S. MOULD (TIPPERS) LTD.	REPL. OF 3 EX. COMM. BUILDINGS WITH ONE BUILDING = WORKSHOP, STORAGE, OFFICES IN CONN. WITH HAULAGE + PLANT CONTRACTING	10.7.86	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS EUC. - USE OF LAND FOR SMALLHOLDING & HAULAGE + PLANT CONTRACTORS

~~DRAINAGE~~ All - NEW BARN (SEE WOODCOCK LANE)

091074

BRA 2758	MR. A. HADLEY	OFFICE/WORKSHOP	2.12.87	APP

YARD + LAND Cross ref. 29 Grazeley Rd.

ADDRESS GRAZELEY ROAD PARISH SHINFIELD

PLOT No. R/O HIGHWAY COTTAGE - ADJ. NO 9 ORD. SHEET No. SU 7067 7167 78

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/9/58	RUNYARD	ILL. ADVERT	9.12.58	CA
O/259/61	"	WAREHOUSE	2.11.61	CA
PD/460/61	"	DUTCH BARN	5.10.61	APP
O/141/68	"	DEM. & RE-DEV. OF SITE AS PETROL STATION, REPAIR WORKSHOP ETC.	5.4.68	CA
27728 } see 527	ROCKHOLD LTD.	2 S/DET. HOUSES & GARAGES	14.5.87	CA
BRA 3379	" PLOTS 1 & 2 NOS. 4 5	"	10.8.87	APP
98/67547/0	BENLEY	RES. DEV.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 102 GRAZELEY ROAD FENTON HOUSE PARISH SHINFIELD

PLOT No. ORD. SHEET No. 78

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35517	CLAUDE FENTON (HOLDINGS)	2 ST. HT OFFICE ACC. FIRE ESCAPE	10-5-90	C/A
BRA9295	"	"	28-8-90	APP
41312	"	2 PORTACABINS & HARDSTANDING	12-8-93	31-8-98
98/68506/F	"	2 St/S Exit	21.12.98	C/A.
99/68865/F	Cape Ind. Svcs. Ltd.	Siting of Portable Bdg. & Storage Shed	2.3.99	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - 2 St Office exit. - Mr. Pascton - 15/10/99

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

08 JAN 2001 3128

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

Wokingham DISTRICT COUNCIL

OR

(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).

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.

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
~~BERKSHIRE COUNTY COUNCIL~~	~~SHIRE HALL SHINFIELD PARK READING RG2 1QF~~ COUNCIL OFFICES SHINFIELD PARK. READING. WOKINGHAM.	18.12.00

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

● 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 . . . . . .

On behalf of WESTBURY HOMES PCC

Date 18:12:00

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

1509/ab

08.JAN.2001 * 3128

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	WESTBURY HOMES PLC
	ADDRESS	MONACHUS HOUSE, HIGH ST.
		HARTLEY WINTNEY. HANTS.
	POST CODE	RG27 8NW Tel No. 01252-846000
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	FORMER SCAFFOLD YARD, GRAZELEY ROAD, THREE MILE CROSS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.16 hect.
5. Give brief details of the proposal	ABOUT THE APPLICATION	RESIDENTIAL DEVELOPMENT
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.

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			

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.

COMMERCIAL USE

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~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

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~~ BUT WE ARE ALSO CONSIDERING THE USE OF SEPTIC TANKS.

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	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

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 £ 2,204

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

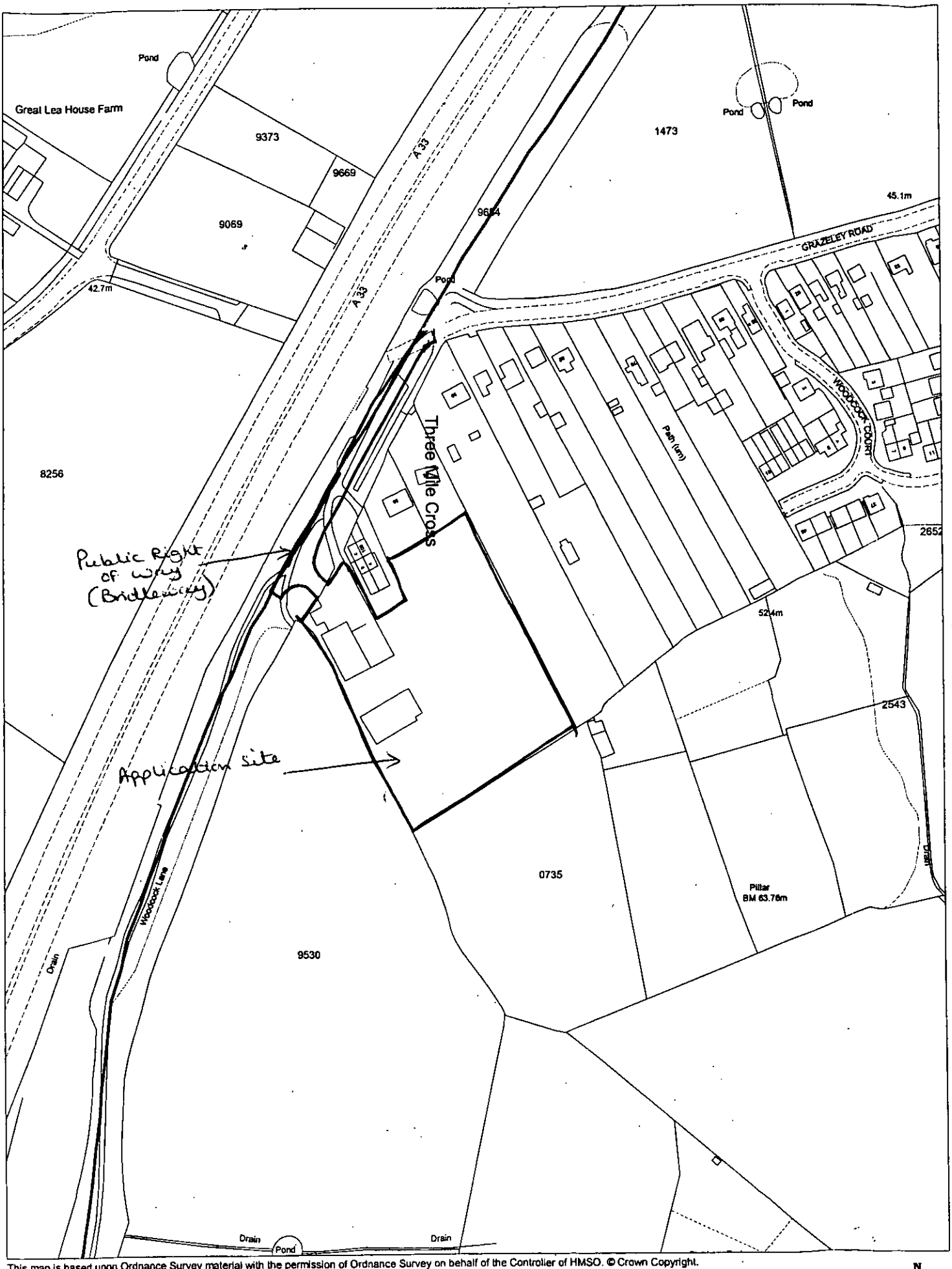
SIGNED [signature] ON BEHALF OF WESTBURY HOMES PLC DATE 18.12.00

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.

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2001/3128**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

2 January 2001

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N W E S

As previously, it is considered that the revised layout provides a satisfactory relationship between the proposed dwellings and Phase I, to the south, countryside edge, and provides for a landscaping strip around the parking court adjacent to plot 28. The layout provides for existing important trees to be retained as only orchard trees will be removed, and additional planting is proposed. Suitable protection measures can be incorporated to avoid unacceptable noise disturbance from the A33 by-pass. As previously, 0.27 ha of public open space is proposed. This is 0.24 ha short of the 4.3 ha of public open space per 1000 population required under Policy WR7. However, where there is some shortfall, Policy WR7 does alternatively allow a contribution to off-site facilities, and this has been offered by the applicants (see D below).

C. Effect on Neighbours

The nearest existing properties which front onto Grazeley Road are at least 30 m away from the proposed new dwellings and there would still be 34 m between rear of houses on plots 7 & 8 and 72 Grazeley Road, as on the previously approved layout. Whilst the proposed development is on slightly higher ground, it is considered that there is sufficient distance to avoid unacceptable levels of overlooking or loss of outlook.

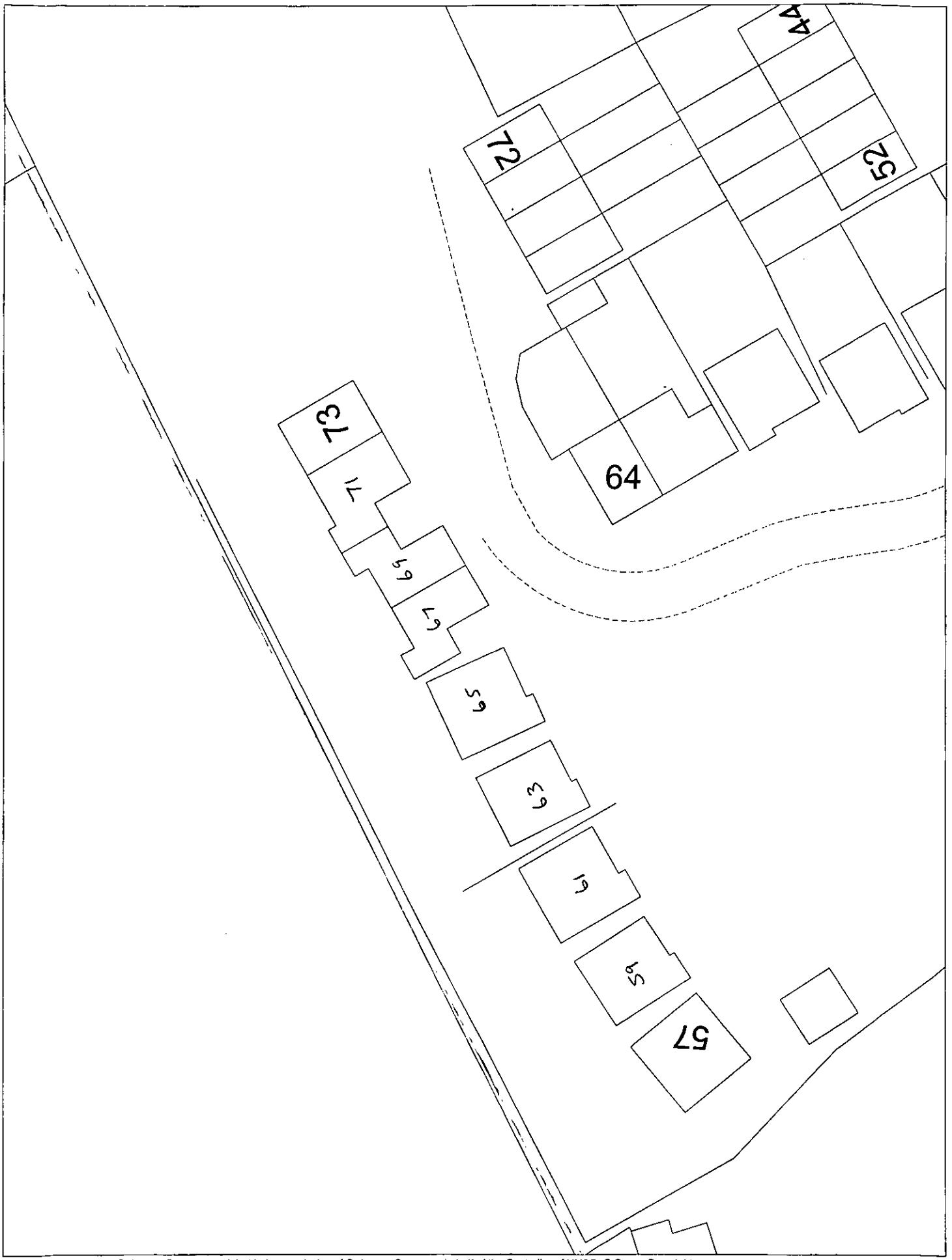
D. Services and Infrastructure

The following contributions have been agreed as previously:
20% of dwelling units (9 units) to be affordable houses.
£47,000 towards sustainable transport measures, particularly the Mereoak Park and Ride.
£54,231 towards education; built accommodation for local primary school and Ryeish Green Comprehensive, and
£47,000 plus a commuted sum for maintenance of £14,307 for the provision of a L.E.A.P (Locally Equipped Area of Play) on site and any improvement in public open space provision in the locality which the Council may wish to make, and a further £3,590 as a commuted sum for grounds maintenance.

E. Concerns of the Parish Council and Local Residents

Regarding construction access through Woodcock Court, this is as previously proposed. Proposed conditions cover hours of construction work, site vehicles/operatives' parking and mud/debris prevention. Regarding the Parish Council request for information regarding the Section 106 Agreement, Leisure Srevices are currently investigating appropriate projets for off-site recreation provision in connection with the offered SAI funding. This may include items on the Parish "Wish List".

5. **Conclusion** – The proposed development will be on a site allocated for housing development in the Draft Deposit Wokingham District Local, will provide a satisfactory size mix and layout. The effect on neighbouring properties is considered acceptable and satisfactory contributions towards affordable housing, alternative transport, education and recreation provision have been agreed. The proposal is therefore considered acceptable.



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LOCATION PLAN

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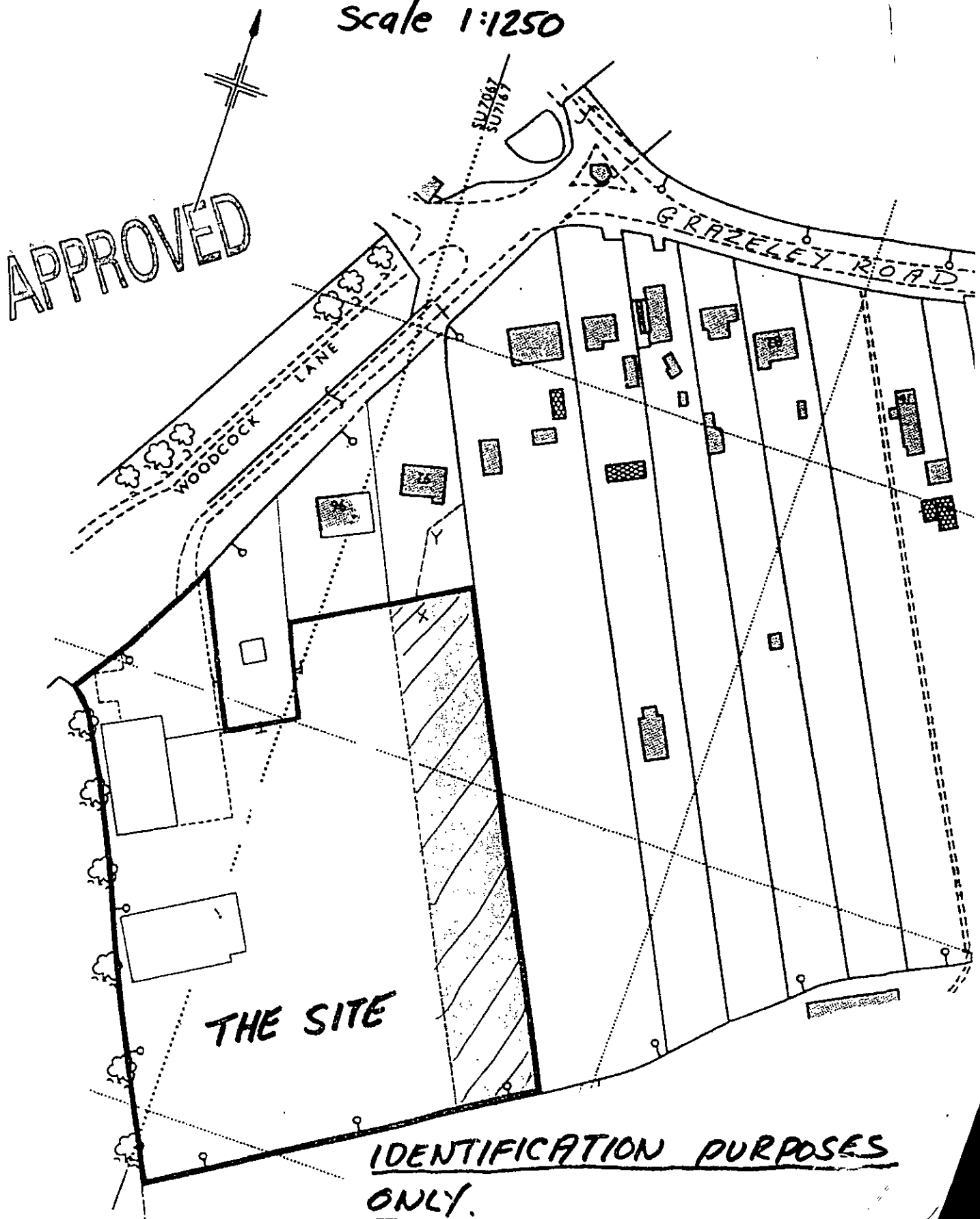

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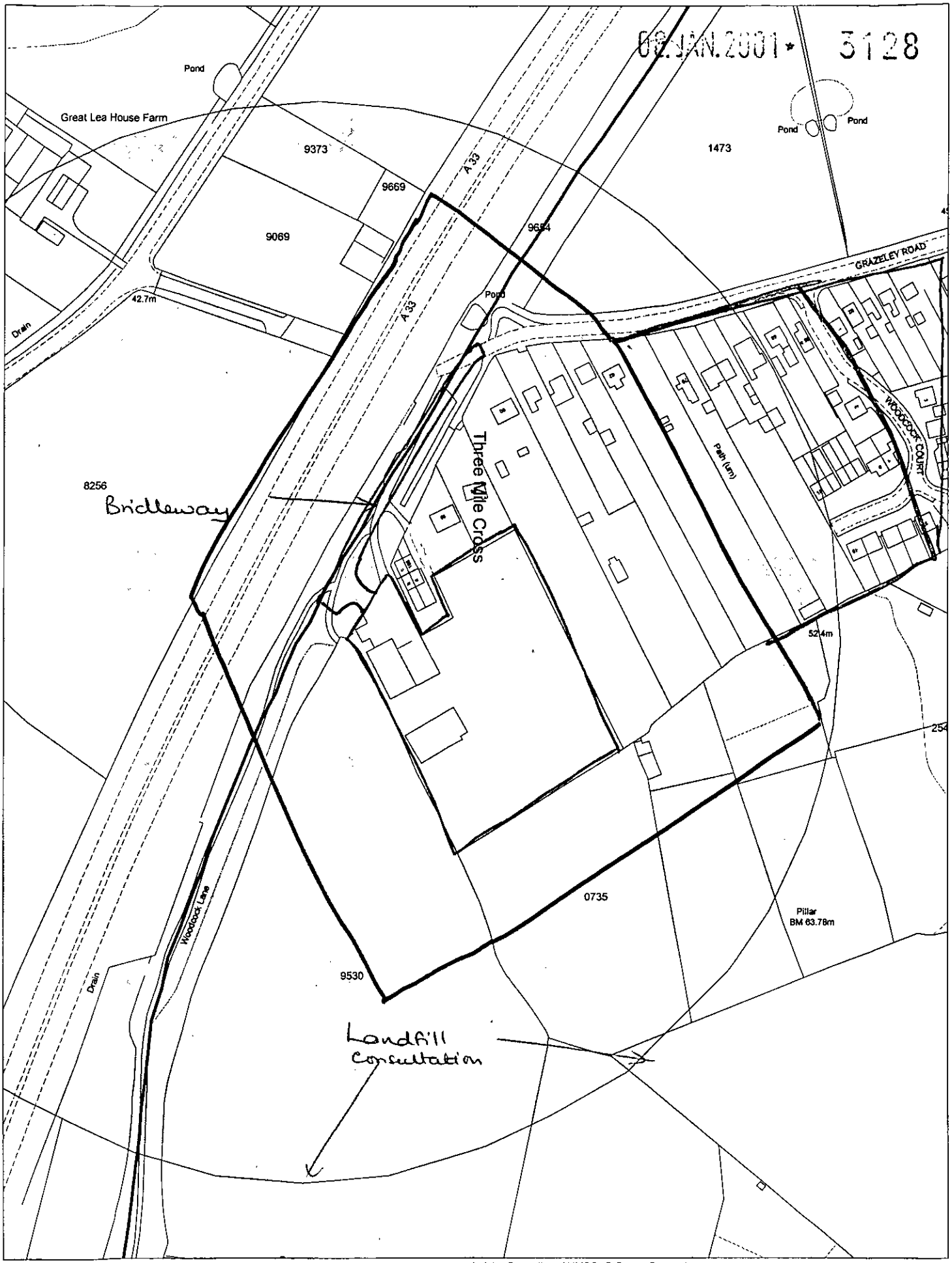

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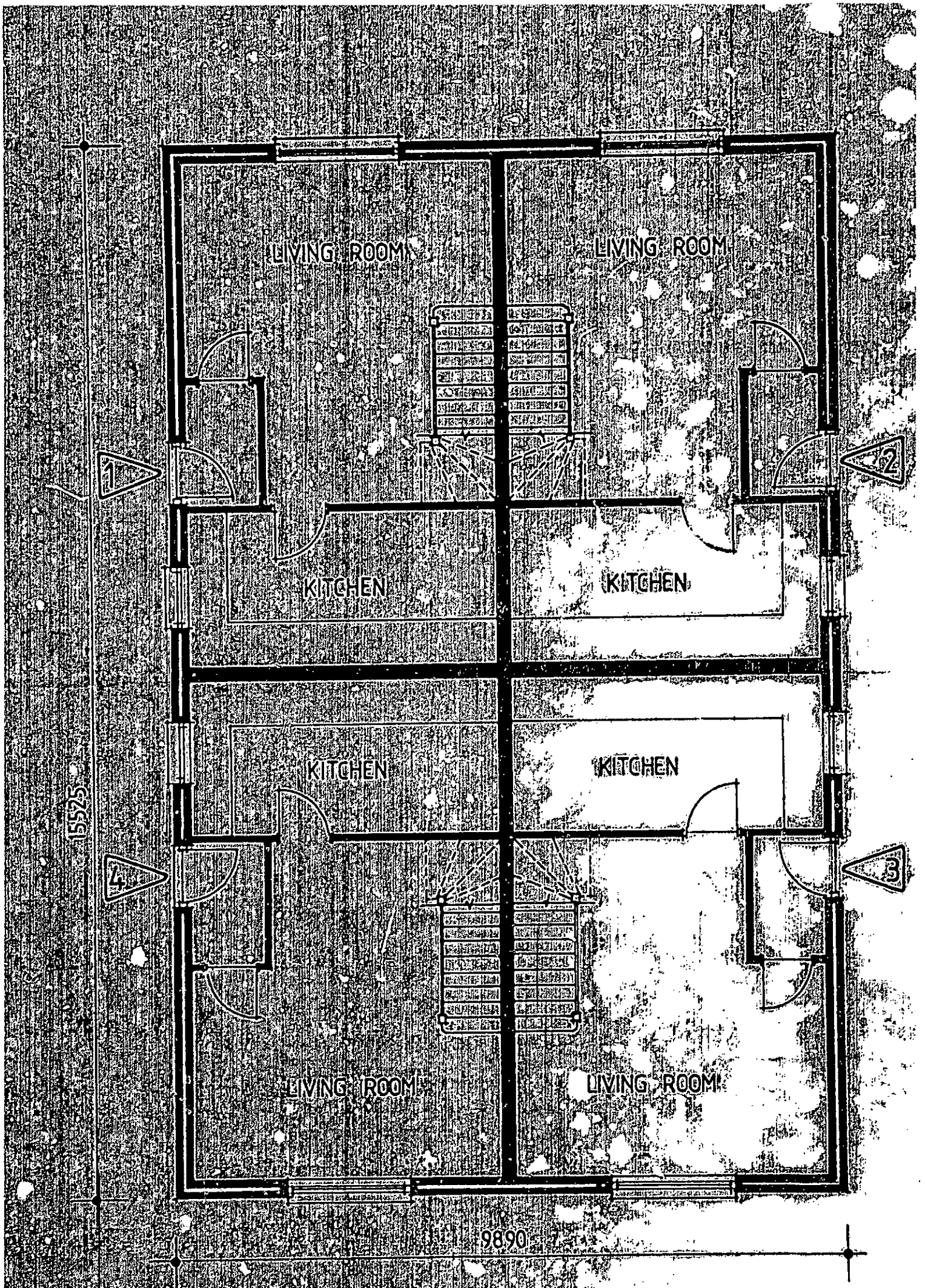
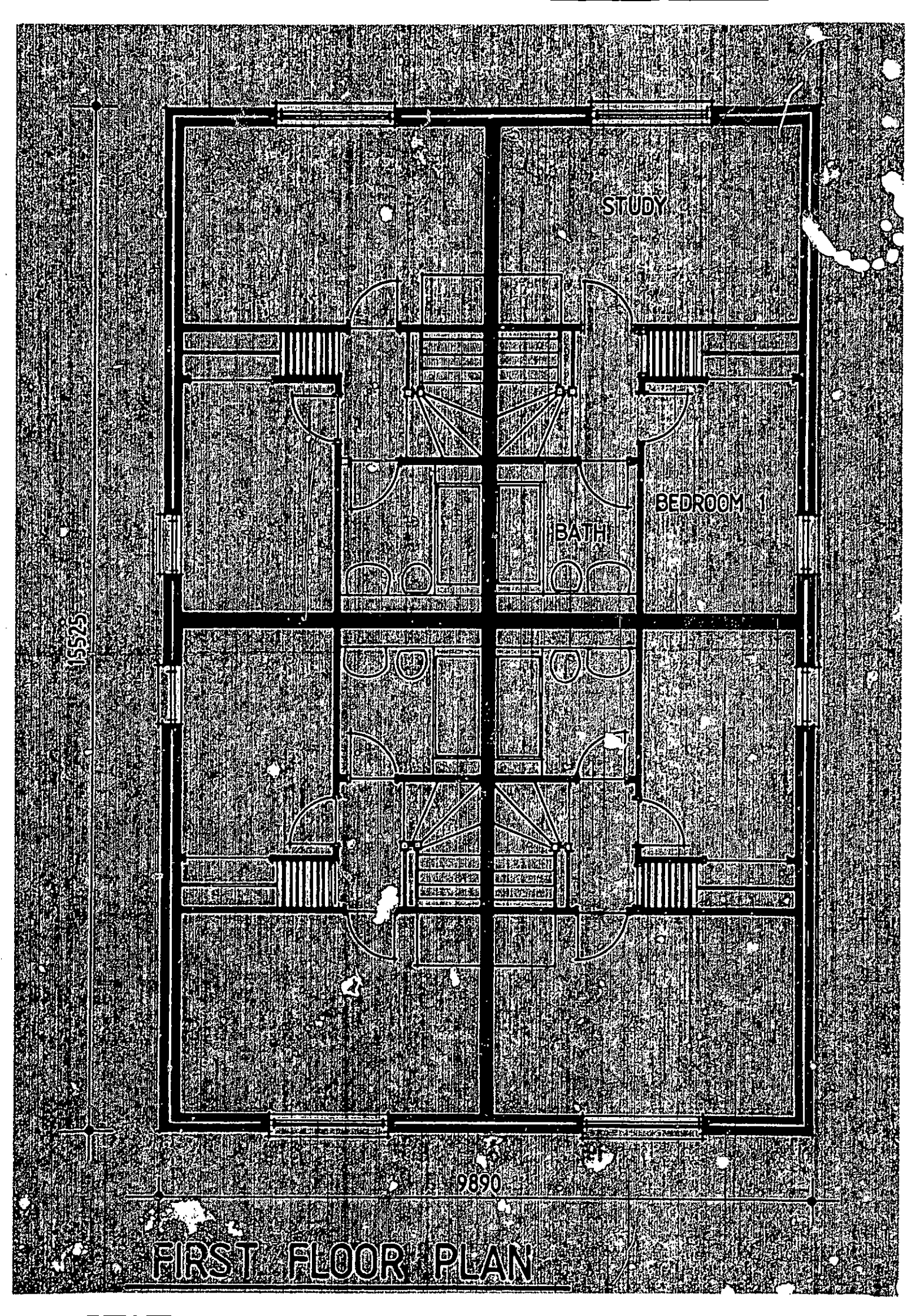
N W E S

Three Mile Cre
96
98
100
a
b
c


LIVING ROOM
LIVING ROOM
1
2
KITCHEN
KITCHEN
KITCHEN
KITCHEN
3
4
15525
LIVING ROOM
LIVING ROOM
9890


STUDY
BEDROOM 1
BATH
15525
9890
FIRST FLOOR PLAN



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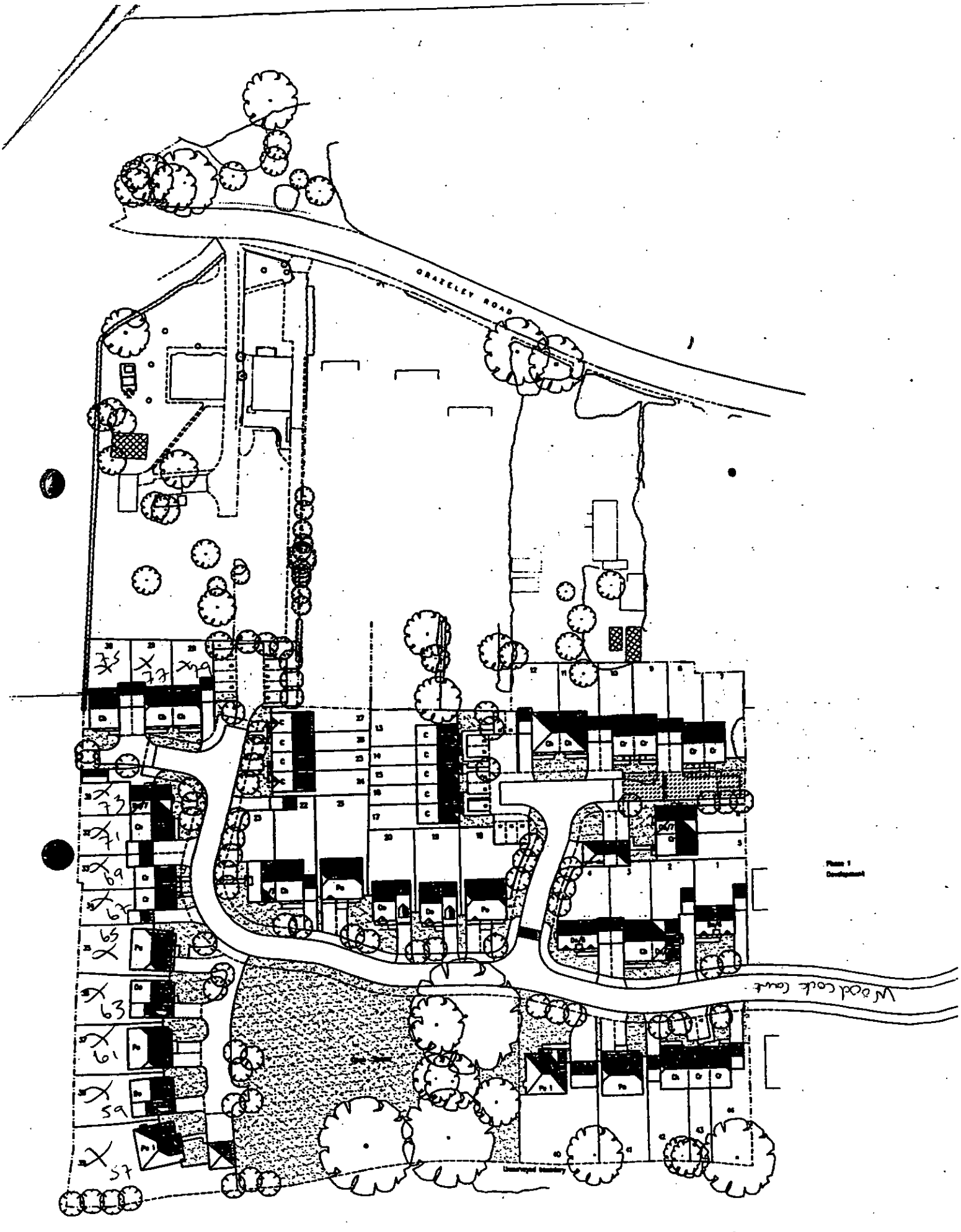
GRAZELEY ROAD
Phase 1
Development
Unsurveyed boundary