APPLICATION NO:
F/2001/5580

LOCATION:
76 Finchampstead Road, Wokingham.

APPLICANT:
Hicks Developments C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existin dwelling.

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Elaine Vashi**

REFUSED

D12 694

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Hicks Developments
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/5580

Parish: **WOKINGHAM**

Location: **76, Finchampstead Road, Wokingham.**

Proposal: **Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The Local Planning Authority is not satisfied that the estimated flood water level used in the Flood Risk Assessment is accurate, and that consequently flood risk at the site has not been adequately assessed. In addition, the applicants have not demonstrated that a safe escape route is available for residents to leave the site in the event of a flood. It is also considered that the plans do not allow for adequate buffer zones between the proposed development and the adjacent watercourses. As such the proposal is contrary to Planning Policy Guidance Note No. 25, policies SPS2, SPS3 and SPS4 of the South East Area Local Plan, policies OS1 and EN3 of the Berkshire Structure Plan, and to policies WOS1, WOS3, WIC16 and WIC17 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This refusal is in respect of Plan number 1495.01B, received by the Local Planning Authority on 2 May 2002, and Plan numbers 1495.02A and 1495.03, received by the Local Planning Authority on 14 January 2002.

T. G Watson

Trevor Watson
Development Control Manager
Date: 18/03/2003

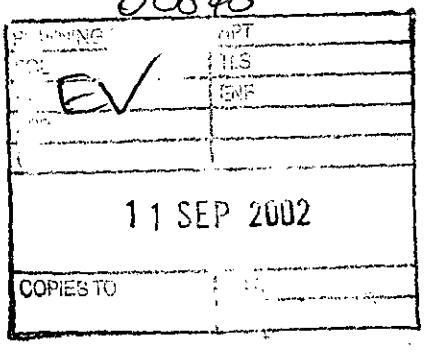
Notice checked by: _____

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.

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

60848



Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

10 September 2002

Ref: JI/FJ/1495

For the attention of: Elaine Vashi.

Dear Sirs,

RE: 76 FINCHAMPSTEAD ROAD – WOKINGHAM.
APPLICATION REF NO. F/2001/5580.

Please find enclosed three copies of the Flood Risk Assessment Report.

Yours faithfully

John Irish
Partner

. Encs.

Cc. Hicks Developments.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5580
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5580

Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Location : 76, Finchampstead Road, , Wokingham.
Proposal : Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		8/2/02.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 11/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
HIGHWAYS: initial objection overcome
E.A: object to scheme.
OBS: 2 letters received
LANDS: request detailed lands scheme.
W'HAM T. COUNCIL: no objection
ECOLOGY: require Bat emergence raise concern re proximity of Emmbrook.
E.H: recommend conditions

Planning Issues :
IMP. UPON CHAR. OF AREA
" " NEIGH.
FLOOD RISK.

Application no. F/2001/5580

Appraisal:

The application being considered proposes the demolition of the existing detached dwelling at 76, Finchampstead Road and the erection of a three-storey block of seven, 2-bed flats. The proposed building would have a main section approximately 18.6m wide by 7.9m deep, with a rear projecting section 8m by 7.4m. The main part of the building would stand at approximately 9.8m to the ridge with rooms in the roof to provide 2nd floor accommodation and the section to the would be approximately 1m lower with accommodation on ground and first floor only. Parking would be provided at the front of the site for 11 cars plus a cycle and bin store.

Principle of Development

The application site is approximately 0.1hectares and is located within the identified settlement of Wokingham. The area has been identified by the Local Plan Inspector as a category A settlement which can be defined as one that possesses a range of services, facilities and public transport opportunities that would permit residents to occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements. This is endorsed by policy WOS1 of the Wokingham District Local Plan (as proposed to be amended), which also encourages the use of existing land and buildings within identified settlements. It is therefore considered that the proposed development is acceptable in principle.

Impact upon neighbouring residents

The application site is situated between a filling station to the north and two residential properties to the south, which are separated from it by the Emmbrook that runs along the southern boundary of the site. The new development would be approximately 10m from the rear elevation of no.76a and approximately 15m from the rear of 76b. These are a pair of, two storey detached dwellings orientated so that look out onto the open land to the rear of no.76. Each of these dwellings has habitable rooms in the rear elevation that are currently obscured by mature planting in each of the rear gardens. However due to their orientation and the distance between them and the new build it is not considered that they would suffer an undue loss of outlook or daylighting. The side elevation of the new development adjacent to these dwellings shows three first floor windows in the rear projecting section. One of these windows would serve a bathroom, one a hall and one a kitchen. Given the nature f the areas these windows serve and the distance away from the neighbouring properties (approximately 18m) it is not considered that they would result in any loss of privacy to the residents.

Impact upon character of the area

The site is located on the edge of the settlement boundary and has been designed so that the lowest ridgeline is adjacent to the countryside to minimise its visual impact. The area surrounding the site has a mixture of uses from residential to commercial, and a similar development of flats has recently been completed at Eyre Court approximately 20m north of the site. It is therefore considered that the design, size and scale of the building would not appear obtrusive in the area and would not detract from the character of the area.

Highway Safety

The LHA raised initial concerns regarding the development and its impact upon local highway safety in relation to the sub standard nature of the access due to poor visibility. However discussions between the developer and the LHA have taken place and it is considered that

appropriate visibility splays could be achieved at the site. It is also considered that due to the close proximity of the roundabouts at Tesco and Carnival Pool a new right turn embargo would be appropriate.

Flooding Issues

The proposed development would be built within close proximity of the Emmbrook watercourse and due to recent flood records the EA requested that in the absence of a FRA they could not support the scheme, as the development would adversely affect the river corridor. A FRA assessment was carried out by the applicant and submitted to the EA. This has been assessed and the EA have commented that it is not satisfied with the estimated flood water level used in the FRA. The level proposed is considered to be too low, as there is evidence that the site partially flooded in 1968 and most recently in 2000. Flood monitoring undertaken during the 2000 event indicates that floodwater at that time reached the patio of the existing dwelling. The EA state that this is higher than the level of 49m AOD (N) quoted as the benchmark flood level throughout the FRA. Also a survey map (SURV 6215/1) contained within the FRA itself records flood levels on the watercourse at the rear of the site of 50.20m AOD (N), and on the adjacent site of approximately 49.80m AOD (N). These levels were recorded in winter 2000/01. The EA consider these levels to be substantially higher than the flood level assumed throughout the FRA. It would therefore seem that the site is more prone to flooding than is addressed by the FRA.

In addition to this the plans do not allow for adequate buffer zones between the proposed development and the adjacent watercourse. The EA recognise that there is existing development within these buffer zones and may be therefore be prepared to accept a reduced buffer zone with additional compensation in the form of the enhancement of the watercourse margins. The EA does not consider the improvements proposed in the FRA to be acceptable.

Conclusion

The scheme is therefore considered to be contrary to policy WIC16 of the Wokingham District Local Plan (as proposed to be amended) as it has not been demonstrated that the development meets the criteria set out.

Application Number F/2001/5580
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed dev. of this site follows the line of a water course, which will adversely affect the riparian corridor. There is an inadequate buffer zone between the proposed development & the adjacent watercourse which will unfavourably affect the character & value of the watercourse
			The LPA are not satisfied that the estimated flood water level used in the FRA is accurate, & that consequently flood risk at the site has not been adequately assessed. In addition the applicants have not demonstrated that a safe escape route is available for residents to leave the site in the event of a flood. It is also considered that the plans do not allow for adequate buffer zones between the proposed development & the adj. watercourses as such the proposals is contrary to PPG25, policy SPS2, SPS3 & SPS4 of the SEP, policies
Informative for approvals N16			OS1 & EN3 of the BSP & policies WOS1, WOS3, WC16 & WC17 of the WDLP (as prop. to be amend.)
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

INO. 1 : This refusal is in respect of plan no. 1495.01B rec. on 2nd May 2002 & nos. 1495.02A & 1495.03 rec. on 14th Jan. '02

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T E Watson
(Development Control Manager)

Date: 17/3/03

RECORD OF SITE VISIT

SITE ADDRESS: 76 Finchampstead Road Wokingham.

APPLICATION NUMBER: F/2001/5580

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 8/2/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

mixture of land uses
residential & commercial

3. DESCRIPTION OF SITE/BUILDING

2 st. det. prop set back from main road
lye near garden
Tornbrook along. S. boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES

see notes over leaf.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

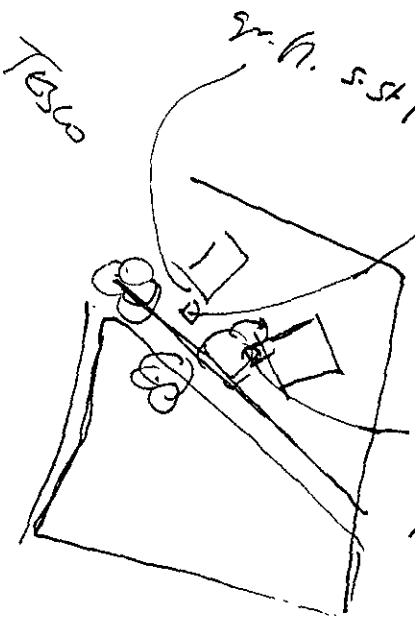
LEVELS

BOUNDARY TREATMENT

OTHERS

NOTES OVERLEAF

open helping Tesco

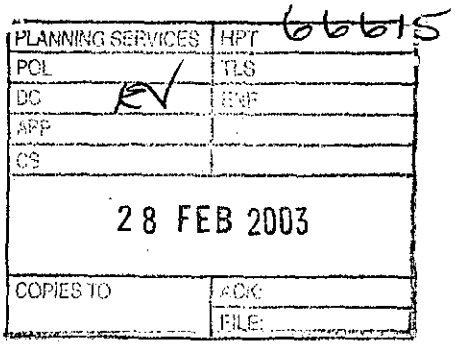


extg. large 2st detached further forward on the site
det garage to remain
Velux open alone SE & SW lowest

ENVIRONMENT AGENCY

Our Ref : SP/2002/005170-2/2
Your Ref : F/2001/5580

Date : 25 February 2003



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

Attn: Elaine Vashi

Dear Ms Vashi

7 TWO BEDROOM FLATS WITH ASSOCIATED PARKING
76 FINCHAMPSTEAD ROAD, WOKINGHAM

Further to our recent telephone discussion concerning this site I am writing to confirm the Agency's position in regard to this proposed development. I have also enclosed for your information, the Agency's last letter dated 1 October 2002 responding to the applicant's flood risk assessment (FRA).

The current position is that the Agency is not satisfied with the estimated flood water level used in the FRA, as we believe the level used is too low, and that consequently flood risk at the site has not been adequately assessed. In addition, the applicants have not demostrated that a safe escape route is available for residents to leave the site in the event of a flood. The maintenance works to the Emm Brook cited by the applicants in the FRA are part of a regular program of such maintenance undertaken by the Agency, and are not intended to alleviate sites from flooding during higher order flood events.

A second issue is that the plans do not allow for adequate buffer zones between the proposed development and the adjacent watercourses. For the Agency to accept reduced buffer zones at this site, a suitable scheme of enhancement /compensation measures will need to be provided.

I can confirm that the Agency would be prepared to support these objections at an appeal against any refusal of permission.

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

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

SARAH PAXMAN
Development Planning Officer

enc. EA letter dd 1/10/02.

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

Our Ref : SP/2002/005170-2/1
Your Ref : F/2001/5580

Date : 01 October 2002

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

Dear Sir/Madam

7 TWO BEDROOM FLATS, WITH ASSOCIATED PARKING
FLOOD RISK ASSESSMENT - 76 FINCHAMPSTEAD ROAD, WOKINGHAM

The Environment Agency is in receipt of a Flood Risk Assessment (FRA) dated August 2002 from Waterman Burrow Crocker, in relation to the above proposal. Please quote reference SU86NW/11/27 in any correspondence. The Agency has the following comments in regard to the FRA:

Flooding

This site partially flooded in 1968 and most recently in 2000. Flood monitoring undertaken during the 2000 event indicates that flood water at that time reached the patio of the existing dwelling . This level is clearly higher than the level of 49m AOD (N) quoted as the benchmark flood level throughout the FRA. Also a survey map (SURV 6215/1) contained within the FRA itself records flood levels on the watercourse at the rear of the site of 50.20m AOD(N), and on the adjacent site of approximately 49.80 m AOD(N). These levels were recorded in winter 2000/01. These levels are substantially higher than the flood level asssumed throughout the FRA. It would therefore seem that the site is more prone to flooding than is addressed by the FRA.

Proximity to watercourses

As stated in the Agency's previous letter of 5 March 2002, an 8m buffer zone is normally required between a main river watercourse and any new development. This is to allow adequate access to the watercourse for the Environment Agency to carry out its functions, and for ecological reasons. Development within 8m of the banks of a main river requires Agency consent under the Land Drainage Byelaws 1981regardless of any planning permission given. Given the substantial amount of proposed development within the 8m margin, it is unlikely that the Agency would give consent for these works. In addition the Agency generally requires that a 5m buffer zone be provided between non-main river and any new development, and the proposal again represents considerable development in this zone.

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

The Agency recognises that there is existing development within these buffer zones, and as previously stated may therefore be prepared to accept a reduced buffer zone with additional compensation in the form of enhancement of the watercourse margins. However the Agency would be looking for a significant improvement on the existing situation, and does not consider the current proposals to be acceptable. Also with reference to para 3.15.4 of the FRA, the proposal for a low level berm adjacent to the watercourse would not be acceptable as there should be no ground raising within the floodplain.

Surface water drainage

A Sustainable Urban Drainage system should be implemented that mimics the current runoff up to a 1 in 100 year event (not a 1 in 2 year event as stated in the FRA). Full details would need to be submitted and approved pursuant to a planning condition attached to any permission.

Please be reminded that our general criteria is:

- The discharge from the developed site should mimic that of a greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as a greenfield site, and in a 10 year event, and similarily in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

Summary

Before the Agency is therefore able to reconsider its objections, a revised FRA should be submitted that addresses the following:

1. Assessment of flood risk for an assumed flood level of at least 49.80 m AOD(N);
2. Demonstrate safe, dry access routes for evacuation of residents.
3. Provision of adequate buffer zones with suitable compensation/enhancement proposals if necessary (this issue may be addressed outside of the FRA).

I hope the above information is useful, but if you have any queries please contact me on the number below, quoting the above reference.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

cc. Hicks
cc : Waterman Burrow Cracker

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

Row over £4bn flood defences could sink Prescott homes plan



Flooding in Kent last month: Homes will be built in flood plain areas

By Rebecca Paveley
Political Reporter

JOHN PRESCOTT'S plans to build 200,000 new homes looked to be in crisis last night after developers refused point-blank to pay towards the billions needed for vital flood defences.

The Deputy Prime Minister wants the homes built in the South-East to ease the region's desperate housing shortage.

But experts have warned that the cost of putting in defences in one of the key designated areas – a 40-mile stretch close to the Thames – is likely to cost £4billion.

MPs were told by the Environment Agency yesterday that developers should pay part of the bill.

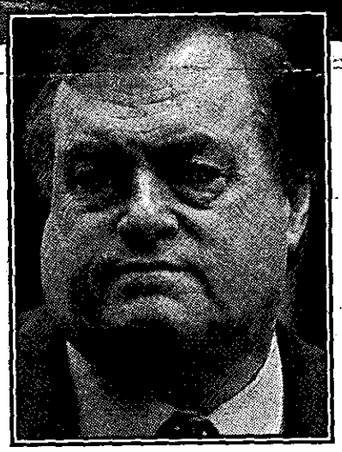
But the House Builders' Federation said last night it would flatly refuse.

It went on to ridicule the Government for 'naively' believing builders would agree to pay.

'Any attempts to get developers to pick up the bill for flood defences will be a failure,' said federation spokesman Pierre Williams.

'If that is what the Government is banking on, then the houses simply won't get built.'

Mr Prescott's £22billion project relies on extensive building in flood plain areas, including the Thames Gateway and along the M11 to Cambridge.



John Prescott: £22bn project

Water industry and flood defence officials warned yesterday that Ministers had not taken into account the colossal costs of building on such land.

Peter Madden, of the Environment Agency, told MPs on the Commons Housing Select Committee existing flood defences should protect the area until around 2030, with flooding a one-in-1,000 chance.

Global warming means they would then need to be strengthened, however.

'We want to make sure what we build does not increase the risk elsewhere,' Mr Madden added.

Talks are under way between the Agency and councils in the Thames Gateway area about how to split the bill with developers.

But builders pointed out that they will already have to decontaminate the land and pay towards affordable housing and transport.

Mr Williams said: 'Anything more than this is totally unrealistic. No developer will agree to a loss-making project.'

'They simply won't get built'

Mr Prescott's department said the principle of getting developers to pay towards flood defences was long established.

A spokesman said: 'Building on flood plains is nothing new and is not something to be scared of.

'What you have to do is make sure the necessary protection is in place before you do it.

'Developers should pay towards flood defences. It is part of our planning policy and builders have been doing it for years and years. It is not fair that private companies should reap the profit without paying some of the costs.'

Other problems with the project also emerged yesterday.

Water experts warned of severe difficulties in providing drinking water and sewerage.

All four of the areas singled out by the Government for the 200,000 homes – the M11 corridor, the Thames Gateway, Milton Keynes and Ashford in Kent – face supply problems.

They are so extensive that water bills in those areas are likely to rise sharply – and hosepipe bans may have to be enforced.

Jacob Tompkins, of WaterUK, said: 'No one has come to us and said, "What do you think of this?".

'Suddenly we have heard that all these areas are going to have new houses.'

The Prescott proposals, unveiled last week, are meant to provide affordable homes for public sector workers.

They will go hand in hand with plans to demolish sink estates in northern cities to make way for parks and open spaces.

Critics have condemned the proposals, saying they will bulldoze the North and concrete the South.

r.paveley@dailymail.co.uk

Call for EU policy poll

VOTERS must be given the right to reject radical EU plans to take control of Britain's economy, defence and foreign policy, a Tory think-tank said yesterday.

The Centre for Policy Studies called on Tony Blair to call a referendum before ruling on the proposal for a Brussels-based constitution.

The wildly ambitious proposals would give the EU sweeping powers to take over the running of Britain's health, transport, security, social services, energy and justice systems from Westminster.

The centre said such a crucial issue must be put to the public in the same way Mr Blair has granted the right to a poll on the single currency.

Its chairman, Lord Blackwell, said the EU plan would lead to 'civil and political breakdown' although it was likely to be rejected by the British, who had fought hard for the right to freedom and self-government.

By contrast, those in many European states were accustomed to rule by rigid and distant authorities, said Lord Blackwell. All but six of the 38 states in Europe had had Communist or fascist governments over the past century.

New role for Woodward

EDWARD Woodward has been offered a leading role in a two-part U.S. TV docu-drama about Alexander the Great.

The script was written by his son Peter, who has just finished appearing in his own series for the History Channel.

Diagnosed before Christmas with what doctors called 'low degree prostate cancer', the star of the hit series The Equalizer has been having radiotherapy treatment.

His agent said: 'The doctors are extremely happy with his progress and the results are positive in every way.'

Contrary to previous reports, Mr Woodward did not miss any performances of the play Goodbye Gilbert Harding on tour last autumn.

Despite it being a taxing role – and his first stage role for a decade – he said he felt 'fitter at the end of it than he did at the beginning' and now 'has more energy than for years'.

Mr Woodward and his wife Michele have recently moved from Cornwall to Shepperton to be more available for work and to be closer to their 19-year-old daughter Emily, who is at drama school.

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£15,000	£121.72	£131.05	£135.02	£186.72
£20,000	£162.29	£174.73	£180.03	£248.96
£30,000	£243.43	£262.10	£270.04	£373.43
£50,000	£405.72	£436.83	£450.07	£622.39
£60,000	£486.86	£524.19	£540.08	£746.87

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0111

Daily Mail, Wednesday, February 12, 2003

Lessons at Easter

School holiday classes for primary pupils in bid to improve standards

By **Sarah Harris**
Education Correspondent

PRIMARY school pupils struggling with their basic education are to get extra classes during the Easter holidays, it was revealed yesterday.

The Government's failure to meet its own national test targets last year has prompted renewed efforts to improve achievement.

Seventy-five per cent of 11-year-olds were supposed to have reached the expected standards in maths and 80 per cent to have achieved them in English.

But Ministers missed the maths target by two per cent – despite a two per cent improvement on 2001 – while the percentage reaching the English standard has remained static at 75 per cent since 2000.

The Easter booster classes will take place ahead of this year's national curriculum tests in May. Other steps to improve performance include extra training for teachers.

Education Secretary Charles Clarke told a conference of newly-appointed head teachers in London that complacency 'was not an option'.

'We would fail in our duty if we did not seek to build on past success,' he added.

He said: 'The link between achievement of pupils at Key Stage Two (ages 7-11) and achievement of pupils at GCSE level is proven and this is why we must do whatever we can to raise standards in primary education still further.

'It is only by doing this that we can hope to ensure that all our children are equipped to achieve their true potential in secondary school and beyond.'

The Government has poured tens of millions of pounds into funding booster classes for primary school pupils since 1999.

Youngsters receive additional lessons during and after the school day, at breakfast clubs and lunchtime breaks and in school holidays.

In December 2001, former Education Secretary Estelle Morris announced that every secondary school was to receive £4,500 to fund extra classes in English, maths and science for 14-year-olds.

An official for the Department for Education and Skills said yesterday: 'We are putting in more support than ever before to help children reach the required standard.

'A matter of extreme urgency'

'We want schools and pupils to hit the targets, but we will do whatever we can to help. If that means extra classes, then so be it.'

However, the Government did not reveal how much extra money would be provided to local education authorities to fund the latest push for booster classes.

David Hart, general secretary of the National Association of Head Teachers, said the Government needed to overhaul the primary school curriculum. He said: 'We need a primary strategy which mirrors the work done in secondary schools as a matter of extreme urgency.

'Primary heads feel they have been sidelined by this talk of "We have solved primary schools' problems, we must now solve secondary schools' problems". It is a fundamental misreading of the situation.'

s.harris@dailymail.co.uk



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£10

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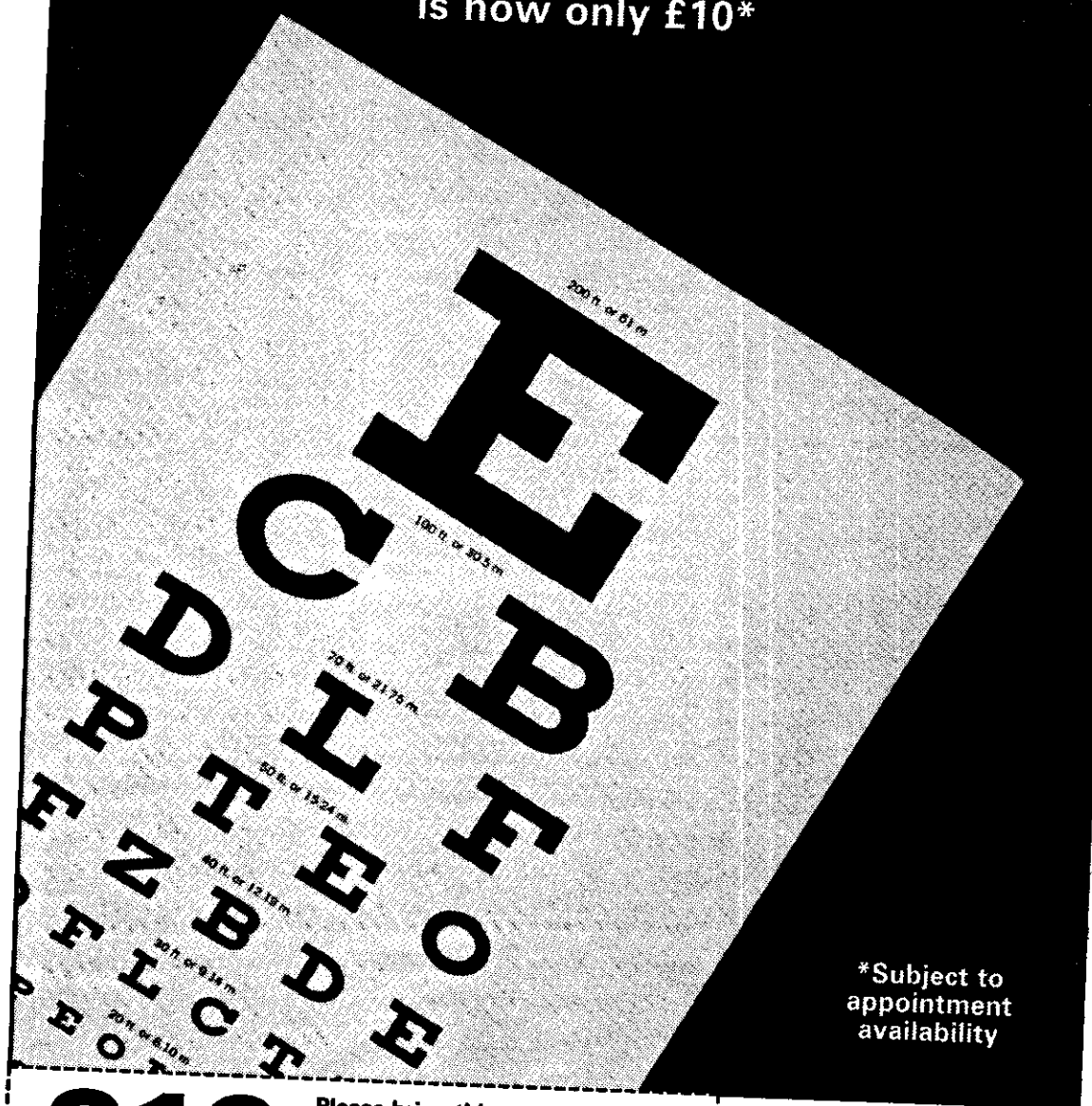

*Subject to appointment availability

£10 Eye Exam

Please bring this coupon along to your consultation.

Terms & conditions: Only one £10 eye examination per person subject to appointment availability and presentation of newspaper/leaflet coupon. There is no cash alternative or refund for an NHS eye examination permitted with this offer. Offer valid until the 28th February 2003. Voucher must be presented at time of purchase.

To the store Manager: Process redeemed coupons in accordance with marketing briefing document.

Valid until 28.02.2003

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Remains of first English settler in America found

By **James Chapman**
Science Correspondent

ARCHAEOLOGISTS believe they have discovered the remains of the first Englishman to settle on the American coast.

Captain Bartholomew Gosnold's historic sailing in 1607 led to the foundation of the first English settlement at Jamestown in Virginia.

Historians believe that without him the United States would almost certainly have become Spanish territory.

Gosnold's final resting place has long been a mystery, but experts believe a grave discovered inside the 17th century fort is his.

William Kelso, an archaeologist based in Richmond, Virginia, said the estimated age of the grave and ceremonial artefacts found with the skeleton suggested it belonged to the explorer.

'This is just as significant as actually finding the fort,' Mr Kelso said. 'We're talking about finding one of the Columbus-era type guys.'

The archaeologists, who began excavating the fort in 1994, are now arranging tests to compare the DNA in the remains with that in Gosnold's descendants.

Mr Kelso described the skeleton – buried alone and found about two feet under the ground – as 'remarkably well-preserved'.

In 1602, Suffolk-born Gosnold led an epic voyage across the Atlantic to the Maine and Massachusetts coasts.

There he discovered and named Cape Cod, after the fish he caught off its coast, and Martha's Vineyard, after his daughter who had died in infancy.

As commander of the Godspeed four years later, he was second-in-command in the three-ship fleet that landed 107 settlers at Jamestown. He helped design the triangular fort where they lived.

Captain John Smith, credited with leading and ultimately saving the colony, described Gosnold as 'the prime mover behind the settlement'.

Gosnold died in August 1607 after three weeks of illness. Two-thirds of the settlers died that summer. 'Had he lived, he would have been the name associated with Jamestown,' Mr Kelso said.

He said that between 1607 and 1610 – an approximate date for the grave – about four high-ranking settlers died, leading archaeologists to several possible identities of the skeleton.

Mr Kelso said Gosnold was by far the most important. He suspects the grave's placement inside the fort suggest it was his grave.

Gosnold trained as a lawyer, attending Cambridge University and studying law at Middle Temple, where there is a record of him in 1592.

But legal life bored him and he became entranced with the idea of exploring the New World. His first trip was an unsuccessful attempt to found a colony in Virginia, with Sir Walter Raleigh.

A town in the Elizabethan Islands off Massachusetts is named after the explorer and a 70ft monument to him stands on the beach.

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Our Ref.: JAF/CW/WDC.1.J28

28 January 2003

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FILE:

Elaine Vashi
Planning Department
Wokingham Unitary
P O Box 151
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Elaine

RE: 76 FINCHAMPSTEAD ROAD

Do you have any news for me?

I attach herewith an extract from the Wokingham Times dated 8 January 2003 and have highlighted the relevant section which I think further serves to underscore our claim.

Kind regards.

Jamie A Flatman

Attachment

Water start to the new year as

☐ Continued from page one

owners.

"Unfortunately, owners do not maintain their ditches on a regular basis, and in some instances, have created constrictions by placing pipes in ditches without authority from the Environment Agency.

"Many of the recent flooding problems relate to high river levels and the fact that the ditches have been unable to discharge into them until the water levels have dropped.

"Where the council identifies a problem with maintenance or an unauthorised restriction, a letter is sent to the frontager advising them of their obligations."

An Environment Agency spokesman said: "The waters around Sindlesham Mill peaked on January 2 at 2pm and in the Twyford area at 7am on January 3.

"This means that the water is going down but it's not receding very quickly and it is still high in a lot of places.

"After the flooding in 2000, a lot of work has been done at the Emm Brook in Finchampstead Road where areas were cleared, and a bridge and fencing were removed to increase capacity of the stream.

"This has been successful and as far as we know the houses there have not been flooded this year.

"There are ongoing investigations of the flooding situation in Sylvester Close in Winnersh and general maintenance is enhancing that.

"This year, studies are being planned in the worst affected areas to see what can be done in the future."

Last week, Bracknell Forest Borough Council teams monitored vulnerable areas and took early preventative action where they could.

The move came after the River Cut — which runs through the borough and is a tributary of the River Loddon — reached high levels.

Last Friday, the borough council closed Bracknell Road between Old Wokingham Road and the A3095 Foresters Way in Crowthorne for emergency repairs to the damaged carriageway caused by the bad weather.

The closure is expected to remain in place until the middle of this week but diversions are in place along Old Wokingham Road and Nine Mile Ride.

For flooding advice, call the Environment Agency's Floodline on 0845 988 1188, or log on to www.environment-agency.gov.uk/floodwarnings

FOR flooding advice, call the Environment Agency's *Floodline on* 0845 988 1188, or log on to www.environment-agency.gov.uk/floodwarnings The agency also advises people to take the following actions during a flood alert:

☐ Find out where family members are and check on neighbours.

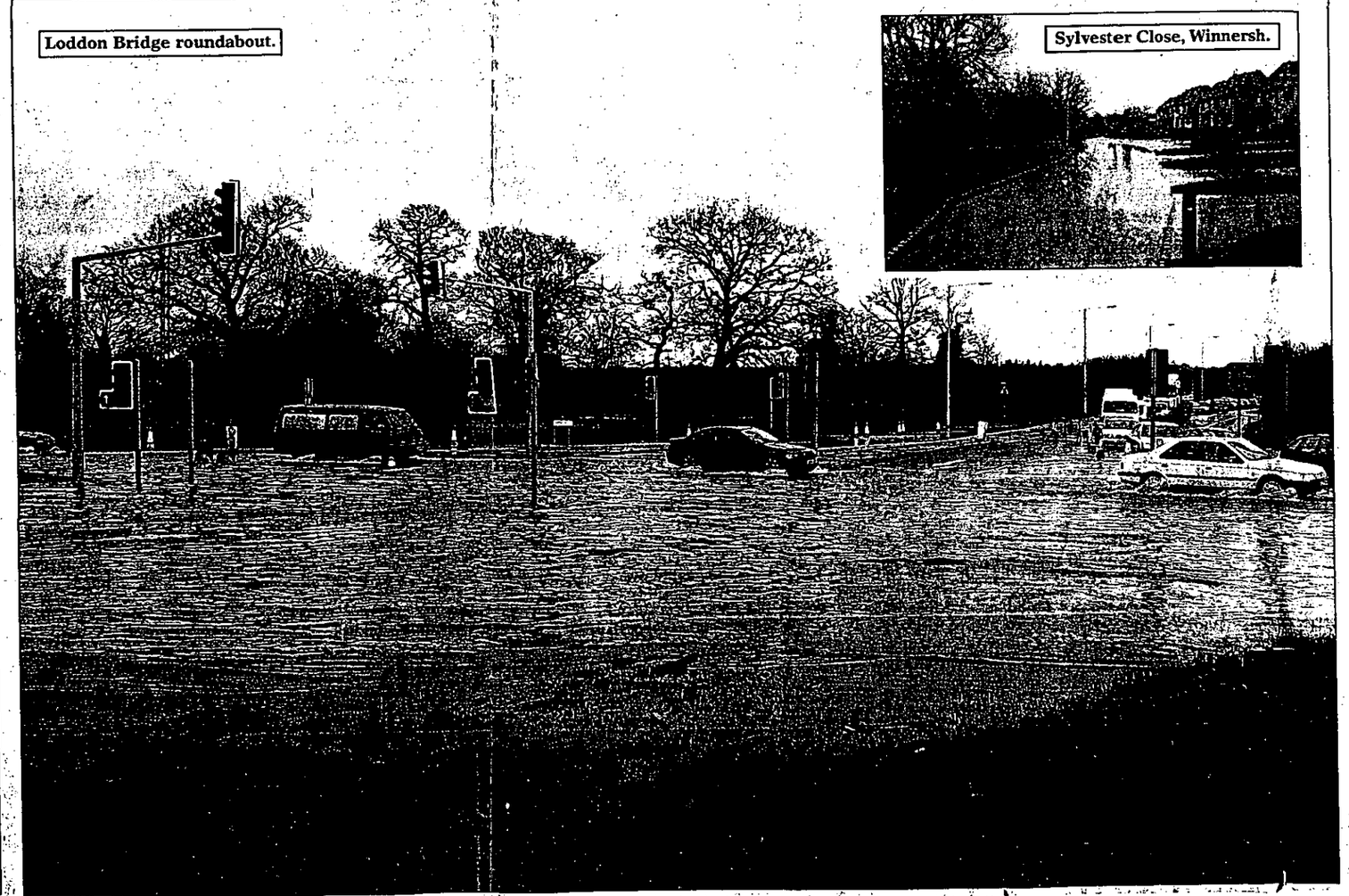
☐ Check where to turn off gas and electricity supplies in the event of a flood.

☐ Gather useful items such as a torch and a battery-powered radio.

☐ Move vehicles, food, pets, valuables and other items to safety.

☐ Put sandbags and/or floorboards in place where possible.

Loddon Bridge roundabout.



Sylvester Close, Winnersh.

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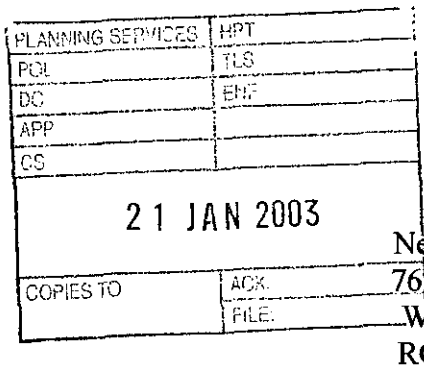


Mrs E Vashi
Planning Services
PO Box 157
WOKINGHAM
RG40 1WR

Neil Edgar & Mary Pich
76 Finchampstead Road
WOKINGHAM
RG40 2NS

17 January 2003

Dear Mrs Vashi

With reference to our previous correspondence and subsequent telephone conversation.

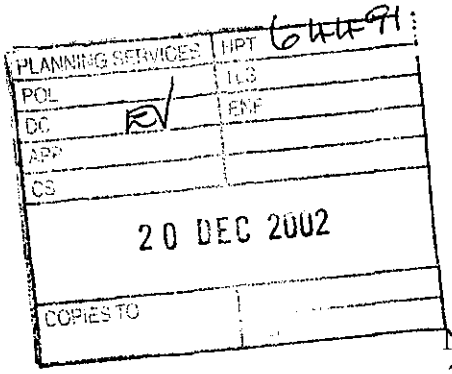
We felt it important to confirm to you in writing that during the recent spell of extremely wet weather, which left many properties under water for several days that our property and garden has not been affected.

Once again we would appreciate you passing our comments to your colleagues and look forward to a positive and speedy conclusion.

Yours sincerely

Neil & Mary

Neil & Mary



Mrs E Vashi
Planning Services
PO Box 157
WOKINGHAM
RG40 1WR

Neil Edgar & Mary Pich
76 Finchampstead Road
WOKINGHAM
RG40 2NS

20 December 2002

Dear Mrs Vashi

With reference to our meeting on 10 December 2002.

As discussed we feel it would be most unfair to be penalised for something which is out of our control.

It is a fact that Tesco Wokingham had a major problem with their drainage and anyone who used the store on a regular basis were aware that the slightest amount of rain would cause parts of their car park to be under water.

Works were undertaken by Tesco to rectify the problem. Unfortunately they are unwilling to provide us with any information. However they have advised that if you were to write to Peter Woods, Regional Maintenance Manager, Tesco Stores Limited, PO Box 400, Cirrus Building B, Welwyn Garden City, Herts AL7 1AB he is prepared to provide details to yourselves.

The Environment Agency were also involved in clearing out the stream and surrounding banks to the side of our property to ensure the water is free flowing. Our point of contact with the Environment Agency were David Van Beeston and Terry Huggins.

We have recently experienced many weeks of wet weather and at no time has our garden or property been flooded. We would appreciate you passing our comments onto the appropriate personnel so our application can be assessed on its individual merits.

Many thanks for taking time to meet with us, we look forward to hearing from you in due course and are hoping for a positive conclusion to this matter.

Yours sincerely

Neil & Mary

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Planning Services
PO Box 157
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RG40 1WR

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Yours sincerely

Neil & Mary

635596

RV

Waterman Burrow Crocker
Civil & Transportation Consulting Engineers

Our ref: 32682.001/BMC/C20088
Your ref:
Direct fax:
Direct email: bcuming@aspenconsult.co.uk

Date: 22 November 2002
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Elaine Vashi

Dear Mrs Vashi

76 FINCHAMPSTEAD ROAD, WOKINGHAM
Flood Risk Assessment (FRA)

Further to your telephone conversation with Mr Flatman, of Hicks Developments, we outline below the events in preparing the Flood Risk Assessment report for the proposed re-development of the above site.

We wrote to the Environment Agency (EA) in March 2002 requesting background information in order to undertake a FRA for the site. The following information was requested: -

- flood defence structures and hydrometric sites giving floor levels and flows, both close to site,
- historic floodplain information (modelled and non-modelled flood levels),
- survey data, including aerial photography and photogrammetry,
- current modelling data and proximity to future modelling proposals,
- cause of recent local flooding, was this due to maintenance problems or capacity.

We received a response from the EA on the 24 July 2002, which included the Indicative 1 in 100 year Floodplain (2001) map, historic recorded flood levels and drawings showing survey flood levels in February 2001. The EA's letter states 'the site (not the property) is partially inside the Indicative Floodplain 2001. The Environment Agency Indicative Floodplain Maps are the best information currently available. They are based on both historical flood records and geographical models, and indicate where flooding from rivers, streams and watercourses is possible. If a site is indicated on these maps as lying within the indicative floodplain, it is considered to have a 1 in 100 year (or 1 percent) chance of flooding in any year.'

Their letter also stated that The Lower Lodden study was due for completion in 2003-2004 and as such no modelling information was available.

Dippen Hall Eastbourne Road Blindley Heath Lingfield Surrey RH7 6JX
t 01342 893800 f 01342 894212 e wbc@waterman-group.co.uk www.waterman-group.co.uk

Directors: Alex Burton (plc) CEng MIStructE Ken Greenland (Chairman) BSc MIHT John Waiting (MD) BSc CEng ACGI MICE MCIWEM Peter Begbey BEng CEng MICE FIHT Les Darrall Eur Ing BSc MSc CEng FICE MIHT Mike Mangham (Co Sec) BSc CEng MICE Phil Thompson BSc CEng FICE Paul Worrall BSc CEng MIStructE Richard Worrow Eur Ing BSc CEng MICE MIHT

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As the information provided by the EA did not indicate what flood events the various levels represented we wrote to the EA to advise us. As no response was received we contacted the EA and were advised that such information was not available.

Using the 1 in 100 year Floodplain 2001 map the floodplain limit was transposed on to the site survey information prepared by KND Surveys Ltd., which indicated a flood water level of 49.00m AOD. This was interpreted as the flood water level for a 1 in 100 year flooding event. All other levels recorded above the 49.00m AOD were considered as flooding events above the 1 in 100 year benchmark.

The FRA report was prepared on this basis, and accepting other higher recorded flood levels recommended a finished floor level of 50.35m AOD, which is 150mm above the highest level of 52.20m AOD recorded by the Environment Agency.

Following the issue of the report, the EA advised us in a subsequent telephone conversation that the FRA should have been carried out using the highest recorded water level. We challenged this saying that the Indicative Floodplain indicates a lower level. The EA said that they now (October 2002) have information on the flood return events to indicate that the Indicative Floodplain map is incorrect and that the higher flood water levels relate to the 1 in 100 year flooding event, and they have record photographs showing the whole site flooded. The EA apologised that the information given was conflicting with their current stance.

If the above information is now correct, and approval of the re-development is still granted, the construction of the development will need to ensure that the path to the block of flats is set at a level to provide a flood free access path to and from the building.

We trust this outlines clearly the basis of the FRA and the stance now taken by the EA.

Yours sincerely
for **WATERMAN BURROW CROCKER**

B M Cuming

cc: Jamie Flatman - Hicks Developments

Waterman Burrow Crocker
Civil & Transportation Consulting Engineers

Our ref: 32682.001/BMC/C19822
Your ref:

Direct fax:
Direct email: bcuming@aspenconsult.co.uk

Date: 18 October 2002

62343

21 OCT 2002

COPIES TO:

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

For the attention of Elaine Vashi

Dear Madam

76 FINCHAMPSTEAD ROAD, WOKINGHAM
Flood Risk Assessment (FRA)

We refer to the Environment Agency's letter dated 1 October 2002, regarding the proposed re-development at the above, and comment as follows.

Flooding

The FRA report is based on the information provided by the Environment Agency. In their letter dated 24 July 2002, a copy of which can be found in Appendix A, attached to the FRA, they state 'The site (not the property) is partially inside the Indicative Floodplain 2001. The Environment Agency Indicative Floodplain Maps are the best information currently available. They are based on both historical flood records and geographical models, and indicate where flooding from rivers, streams and watercourses is possible. If a site is indicated on these maps as lying within the indicative floodplain, it is considered to have a 1 in 100 year (or 1 percent) chance of flooding in any year.'

Using the 1 in 100 year Floodplain, 2001 map the floodplain limit was transposed on to the site survey information prepared by KND Surveys Ltd., which indicated a flood water level of 49.00m AOD. However, the FRA acknowledged that other higher flood water levels were recorded by the Environment Agency and therefore recommended setting the finished floor level as 50.35m AOD, which is 150mm above the highest level of 50.20m AOD recorded by the Environment Agency.

We would add that since the highest recorded flood level, dated February 2001, we have been advised by Hicks Developments that the Emm Brook channel has been cleared, and more recently the nearby Tesco development has constructed, surface water attenuation facilities, limiting flow into the Emm Brook. The clearance of the Emm Brook will now reduce flood water levels by the improved flow characteristics, and the reduced surface water flow from the Tesco development will also reduce flood water levels.

Therefore, the flood water level recorded in February 2001 may not be a realistic level when considering the Flood Risk to the proposed redeveloped site.

Proximity to Watercourses (Buffer Zone)

This matter has been discussed with Sarah Paxman, and we have reiterated clauses 3.11.2 the removal of the existing concrete bank protection, and 3.15.4 provision of a nominal low level berm does not involve ground raising within the floodplain. Such issues will be clarified at the detailed design stage.

Evacuation Route

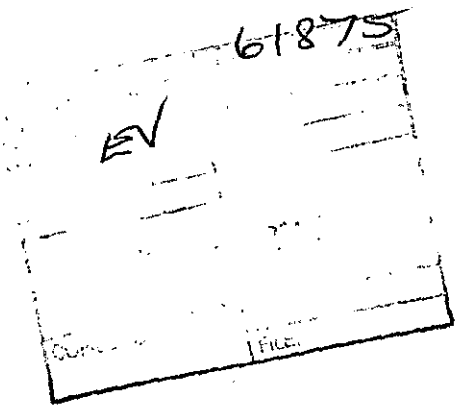
We have requested that the Architects, The Edwards Irish Partnership, indicate on their proposed site layout the evacuation route for the new block of flats.

It is considered that we have followed PPG25 Appendix F in preparing the report, and have taken account of the highest recorded flood water level in recommending the proposed finished floor level. PPG25 recommends 'a balance flexible approach is required which addresses the risks of flooding whilst recognising the benefits of recycling previously development land.' The Environment Agency do not seem to have taken this into account, albeit we understand the final decision will be made by the Planning Authority.

Yours faithfully
for **WATERMAN BURROW CROCKER**

B M Cuming

cc: Jamie Flatman - Hicks Developments
John Irish - The Edwards Irish Partnership



Our Ref : SP/2002/005170-2/1
Your Ref : F/2001/5580

Date : 01 October 2002

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

Dear Sir/Madam

7 TWO BEDROOM FLATS, WITH ASSOCIATED PARKING
FLOOD RISK ASSESSMENT - 76 FINCHAMPSTEAD ROAD, WOKINGHAM

The Environment Agency is in receipt of a Flood Risk Assessment (FRA) dated August 2002 from Waterman Burrow Crocker, in relation to the above proposal. Please quote reference SU86NW/11/27 in any correspondence. The Agency has the following comments in regard to the FRA:

Flooding

This site partially flooded in 1968 and most recently in 2000. Flood monitoring undertaken during the 2000 event indicates that flood water at that time reached the patio of the existing dwelling . This level is clearly higher than the level of 49m AOD (N) quoted as the benchmark flood level throughout the FRA. Also a survey map (SURV 6215/1) contained within the FRA itself records flood levels on the watercourse at the rear of the site of 50.20m AOD(N), and on the adjacent site of approximately 49.80 m AOD(N). These levels were recorded in winter 2000/01. These levels are substantially higher than the flood level asssumed throughout the FRA. It would therefore seem that the site is more prone to flooding than is addressed by the FRA.

Proximity to watercourses

As stated in the Agency's previous letter of 5 March 2002, an 8m buffer zone is normally required between a main river watercourse and any new development. This is to allow adequate access to the watercourse for the Environment Agency to carry out its functions, and for ecological reasons. Development within 8m of the banks of a main river requires Agency consent under the Land Drainage Byelaws 1981regardless of any planning permission given. Given the substantial amount of proposed development within the 8m margin, it is unlikely that the Agency would give consent for these works. In addition the Agency generally requires that a 5m buffer zone be provided between non-main river and any new development, and the proposal again represents considerable development in this zone.

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

previously stated may therefore be prepared to accept a reduced buffer zone with additional compensation in the form of enhancement of the watercourse margins. However the Agency would be looking for a significant improvement on the existing situation, and does not consider the current proposals to be acceptable. Also with reference to para 3.15.4 of the FRA, the proposal for a low level berm adjacent to the watercourse would not be acceptable as there should be no ground raising within the floodplain.

Surface water drainage

A Sustainable Urban Drainage system should be implemented that mimics the current runoff up to a 1 in 100 year event (not a 1 in 2 year event as stated in the FRA). Full details would need to be submitted and approved pursuant to a planning condition attached to any permission.

Please be reminded that our general criteria is:

- The discharge from the developed site should mimic that of a greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as a greenfield site, and in a 10 year event, and similarily in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

Summary

Before the Agency is therefore able to reconsider its objections, a revised FRA should be submitted that addresses the following:

1. Assessment of flood risk for an assumed flood level of at least 49.80 m AOD(N);
2. Demonstrate safe, dry access routes for evacuation of residents.
3. Provision of adequate buffer zones with suitable compensation/enhancement proposals if necessary (this issue may be addressed outside of the FRA).

I hope the above information is useful, but if you have any queries please contact me on the number below, quoting the above reference.

Yours faithfully

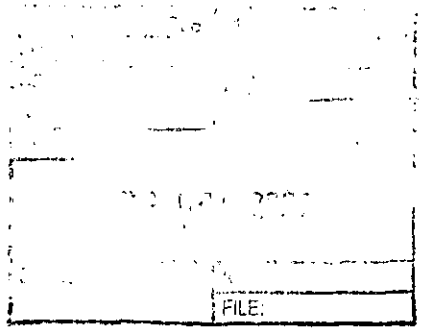
SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

This is a copy of a letter sent to Wokingham District Council

Our Ref : SP/2002/005170-2/1
Your Ref : F/2001/5580

Date : 01 October 2002



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

Dear Sir/Madam

7 TWO BEDROOM FLATS, WITH ASSOCIATED PARKING
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Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

development, and the proposal again represents.considerable development in this zone.

The Agency recognises that there is existing development within these buffer zones, and as previously stated may therefore be prepared to accept a reduced buffer zone with additional compensation in the form of enhancement of the watercourse margins. However the Agency would be looking for a significant improvement on the existing situation, and does not consider the current proposals to be acceptable. Also with reference to para 3.15.4 of the FRA, the proposal for a low level berm adjacent to the watercourse would not be acceptable as there should be no ground raising within the floodplain.

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SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352

cc. Waterman Burrow Cooke

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

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk

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Our Ref: JAF/HEP

Mrs Elaine Vashi
Wokingham District Council
Council Offices,
P O Box 157, Shute End
Wokingham
RG40 1WR

10 September 2002

01189215024

Dear Elaine

Re: 76 Finchampstead Road, Wokingham

Further to our telephone conversation last week, I have now supplied John Irish with four copies of the Flood Risk Assessment which rates the risk of flooding on this site at less than 1%.

Please could you let me have as soon as possible, the outstanding traffic issue and any other points that need dealing with in order that we can now move this application forward.

I look forward to hearing from you.

Kind regards

Jamie A Flatman

Copied to: Neil Edgar at 76 Finchampstead Road
Colin Wells at Prospect Estate Agents, Peach St, Wokingham

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
15 HEADLEY RD, WOODLEY, BERKSHIRE RG5 4JB
TELEPHONE: (0118) 969 0595, FACSIMILE: (0118) 944 1158
www.hicks-homes.co.uk
e.mail. jamie.flatman@hicks-woodley.co.uk

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Our Ref: JAF/HEP

Elaine Vashi - Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

16 August 2002

Dear Elaine

Re: 76 Finchampstead Road, Wokingham

Please find attached herewith a fax from our Consulting Engineers in respect of the above.

We are now making the necessary amendments in line with the recommendations contained therein.

Kind Regards,

Jamie A Flatman

Waterman Burrow Crocker

Dippen Hall, Eastbourne Road, Blindley Heath, Lingfield, Surrey RH7 6JX
Tel: 01342 893800 Fax: 01342 894212

Consulting Engineers and Project Managers

FACSIMILE TRANSMISSION

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IN CASE OF POOR TRANSMISSION PLEASE TELEPHONE (01342) 893800

F.A.O:	**Jamie Flatman**
AT:	**Hicks Developments**
FAX No:	**0118 944 1158**
FROM:	**Barry Cuming**
SUBJECT:	**76 Finchampstead Road**
DATE:	**16 August, 2002**
FILE REF:	**32682.001/bmc/C19316**

Jamie

I visited the site yesterday afternoon and hope to complete the Flood Risk Assessment report early next week. I will then contact Mike Chapman of the EA with a view to getting his initial comments on the content.

With respect to Edwards Irish's drawing layout I have the following comments: -

- The driveway cannot be constructed as shown, as it is overhanging the Emm Brook embankment at the frontage to Finchampstead Road.
- I would recommend deleting the 1800 high close boarded fencing at the rear of the development, in order to comply with the EA's advice to the Planning Authority in respect of the buffer zone.
- Indicate the removal of the concrete hardstanding and bank protection, and replace with natural embankment construction.
- Consider showing an enhanced planted buffer zone along the river corridor, using native plants.

Regards

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18 JUL 2002
Cust

Our Ref: JAF/HEP

Mrs Elaine Vashi
Planning Department
Wokingham District Council
Shute End
Wokingham, Berkshire
RG40 1WR

17 July 2002

Dear Elaine

Re: 76 Finchampstead Road - Application No: F/2002/5580

I have today heard from Barry Cumings of Aspen Burrow Crocker advising me that paperwork has now started to arrive from the Environment Agency although at the point of writing this letter he is still awaiting flood levels.

At least we seem to be making a small step forward.

I will keep you in touch.

Kind regards,

Jamie A Flatman

Copied to: Neil Edgar - 76 Finchampstead Road
Colin Wells - Prospect Estate Agency

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

Speak to Keith

01 May 2002

Ref: JI/FJ/1495

For the attention of: Elaine Vashi.

Dear Sirs,

RE: 76 FINCHAMPSTEAD ROAD.
REF: APPLICATION NO. F/2002/5580.

I am in receipt of Mr R5ogers memorandum dated 22 April 2002 and would respond as follows: -

1. Please would you confirm what x and y distances you would require. My practice was responsible for Eyre Court, the other side of the Texaco garage where sight lines of x = 2.0m were approved, please see enclosed copy of letter dated 13 May 1999.
Keith comments refer to 'SERVICE VEHICLES' - much more than Refuse Veh.
2. Refuse vehicles have no site access at the moment and stop in Finchampstead Road. The communal bin store is well within the 25m walking distance and a refuse vehicle stopping in Finchampstead Road does not represent an increase in vehicular movement.

3. Cycle storage has been added.

Cont/:

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

4. As far as I am aware PPG3 requires a parking provision of 1.5 spaces per dwelling, 7 x 1.5 = 10.5. We have provided 11 spaces. The site is evidently sustainable and therefore PPG must apply.

5. The manoeuvring has been eased with a revised layout.

Please find enclosed two copies of drawing No. 1495/01B for your return comment.

Yours faithfully

John Irish
Partner

. Encs.

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Mr T Callaghan
Highways Department
Wokingham District Council
Shute End
Wokingham
Berkshire, RG40 1WR

Our Ref: NSJ/CC/178
13th May 1999

Dear Mr Callaghan

EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM
REFERENCE 99/69177/F

Further to our recent meeting, I now enclose two copies of drawing EC1, which shows the layout of Finchampstead Road as recently altered in connection with the retail development opposite, together with the improvements we are able to make to the access as part of this Application.

You will see that although the nearside kerb is not fully visible for the whole length of the vision splay through the railway arch, the great majority of the nearside carriageway will be visible at a 2.0 metre x distance and at least half of the nearside carriageway is visible at 2.4 metres x distance. Accordingly, all cars and lorries travelling towards the site entrance along the nearside carriageway would be visible from a car waiting to leave the site. The only problems might occur in connection with motorcycles or bicycles. It is most unlikely that motorcycles will be travelling close to the kerb line, as the carriageway width is limited by the hatched areas protecting the right turn into Carey Road, which means that there is not sufficient space for motorcycles alongside four wheeled vehicles. Therefore, motorcycles will tend to be in the centre of the carriageway. Bicycles are not a problem as they travel relatively slowly. On the other hand, the visibility of the existing entrance is fairly poor at between 29 and 33 metres and the whole of the nearside carriageway disappears at around 60 metres.

Traffic speeds along this stretch of road are relatively slow, mainly owing to the high volume of traffic and also the limiting factors of the two nearby roundabouts and the right turn lanes in between.

The recent alterations in connection with the retail development have resulted in the provision of a hatched area immediately outside the Eyre Court access, preventing vehicles turning into the site from the west. Similarly, vehicles leaving the site from the improved access would be obliged to turn left and utilise the Tesco roundabout to come back towards the town centre. Therefore, current difficulties of vehicles crossing the traffic should be eliminated.

The improved access also involves widening the entrance substantially so that a vehicle waiting to leave does not block vehicles trying to enter the site. In addition, the improved radius will enable vehicles to enter the traffic flow more satisfactorily than at present.

cont/...

Best Family Home 1994 - 1996 - 1997 - 1998
Best Luxury Home 1998
House Beautiful magazine Family Home of the Year 1997
Best Luxury House 1998
Best Small Builder 1996

cont/...

I hope you can now agree that the improvements we are able to put in place are adequate to allow the site to accommodate a slight increase in number of units. There is some uncertainty at to whether Eyre Court itself currently represents five units or eight units as indicated on the Ordnance Survey. In the worse case, our Application would result in an increase of five units but this would be balanced by a significant improvement to the access arrangements serving the existing five properties and the two other houses to the south, Orchard House and Beech House.

Drawing EC1 also shows our revised proposals for selective widening of the access drive in order to retain the more important trees, which I hope you will find acceptable.

I look forward to receiving your comments in the near future.

Yours sincerely

N S JACKSON Dip TP MRTPI
Land & Planning Director

cc Heather Morgan, Planning Department, WDC
Neil Etherington, Trees, WDC
John Irish, Edwards Irish

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Our Ref: JAF/HEP

Elaine Vashi - Environmental Services Dept
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26 April 2002

Dear Elaine

Re: 76 Finchampstead Road

Please find attached herewith a copy letter from Aspen Burrow & Crocker from which you will see they are still chasing the Environment Agency for information necessary to prepare a Flood Risk Assessment.

Immediately I have more news, I will let you know.

Yours sincerely
for HICKS DEVELOPMENTS LTD

Jamie A Flatman

Enc.

Our ref: 32682.001/BMC/C18183
Your ref:
Date: 24 April 2002
Direct fax:
Direct email: bcuming@aspenconsult.co.uk

Aspen Burrow Crocker
Consulting Engineers

Dippen Hall
Eastbourne Road
Blindley Heath
Lingfield
Surrey
RH7 6JX
tel: 01342 893800
fax: 01342 894212
acgho@aspenconsult.co.uk
www.aspenconsult.co.uk

Customer Contact
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

RECEIVED
25 APR 2002
HICKS WOODLEY

Dear Sirs

76 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE

With reference to our letter dated 26 March 2002, can you please advise us when we can expect the information requested, in order to carry out the Flood Risk Assessment for the site?

Yours faithfully
for **ASPEN BURROW CROCKER LTD**

B M Cuming

Enc.

cc: J Flatman – Hicks Developments

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF:** KR/5580

YOUR REF:

TO: Elaine Vashi - Planning **DATE:** 22/04/02

PLANNING APPLICATION NO. F/2002/5580.
PROPOSED ERECTION OF 7 TWO BEDROOM FLATS WITH ASSOCIATED PARKING TOGETHER WITH THE DEMOLITION OF 1 EXISTING DWELLING AT 76 FINCHAMPSTAED ROAD, WOKINGHAM.

Comments

I understand that this planning application is currently being held in abeyance pending further investigation into issues raised by Thames Water.

The site also gives rise to concern from the highways aspect. Essentially the access point being adjacent to a busy petrol filling station entrance/exit and sited in close proximity to a roundabout junction serving Tesco's as well as residential development would result in additional and conflicting traffic movements. In addition, visibility for drivers of vehicles emerging from the development site is restricted and there is little prospect for improvement over land under the applicant's control. The main road carriageway along this section of road is also undulating.

The layout as shown on the site plan 1495 01a gives rise to the following concerns:

1. Available visibility not shown.
2. No on-site waiting /turning space for service/delivery vehicles.
3. No cycle storage.
4. Slight shortfall in on-site car parking provision.
5. Parking manoeuvring difficulties envisaged for vehicle exiting bays numbered 2,3,7 & 11.

Conclusion (PTO)

Planning permission should be refused as follows:

1. The proposed development would generate additional turning movements on a busy section of the A321 Finchampstead Road at a point where visibility is restricted. Accordingly, the proposal is contrary to Policy LD5 of the BSS and Policy WAT7 of the WDLP.
2. Notwithstanding the objection in (1) above, there is inadequate on-site turning/manoeuvring space and this would result in vehicles being reversed to/from the Finchampstead Road contrary to the interests of highway safety and therefore, Policy LD5 of BSS & WAT7 of the WDLP.

Keith Rogers
Team Leader (Highway Development Control)

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Our Ref: JAF/HEP

For attention of Elaine Vashi
Planning Department
Wokingham District Council
Shute End,
Wokingham, Berks.
RG40 1WL

27 March 2002

Dear Elaine

Re: 76 Finchampstead Road, Wokingham

Further to our telephone conversation yesterday, please find by way of confirmation, a copy letter from Aspen Burrow and Crocker to the Environment Agency, from which you will see that work has commenced on dealing with the EA objections.

As further information becomes available, I will keep you in touch and should these investigations involve any design amendment, I will give you the opportunity to attend all meetings.

Thank you very much for your assistance in this matter.

Kind regards,

Jamie A Flatman

Enc.

Our ref: 32682.001/BMC/C17741
Your ref:
Date: 26 March 2002
Direct fax:
Direct email: bcuming@aspenconsult.co.uk

Aspen Burrow Crocker
Consulting Engineers

Dippen Hall
Eastbourne Road
Blindley Heath
Lingfield
Surrey
RH7 6JX
tel: 01342 893800
fax: 01342 894212
acgho@aspenconsult.co.uk
www.aspenconsult.co.uk

Customer Contact
Environment Agency
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

RECEIVED
27 MAR 2002
HICKS WOODLEY

Dear Sirs

76 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE

As a result of the Environment Agency's comment to the Local Planning Authority with respect to the planning application submitted for the above site, we have been instructed by Hicks Development to undertake a Flood Risk Assessment in accordance with PPG25.

We enclose a copy of the local OS map indicating our client's site edged red. The OS map grid reference is SU8067NE.

Would you please supply us with the following information in order to progress the flood risk assessment:-

- flood defence structures and hydrometric sites giving floor levels and flows, both close to site,
- historic floodplain information (modelled and non-modelled flood levels),
- survey data, including aerial photography and photogrammetry,
- current modelling data and proximity to future modelling proposals,
- cause of recent local flooding, was this due to maintenance problems or capacity.

Yours faithfully
for ASPEN BURROW CROCKER LTD

B M Cuming

Enc.

cc: J Flatman – Hicks Developments

01189215024.

HICKS DEVELOPMENTS LTD
PROPERTY DEVELOPERS
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Our Ref: JAF/HEP

Elaine Vashi - Planning & Transport Strategy
Wokingham District Council
Council Offices
P O Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

12 March 2002

Dear Elaine

Re: 76 Finchampstead Road, Wokingham

Thank you for faxing through the Environment Agency comments.

I confirm I am now taking further advice from our Environment Agency Consultants to establish whether we can comply with the two reasons for objection.

I will revert to you shortly but in the meantime, thank you for your helpfulness.

Yours sincerely
for HICKS DEVELOPMENTS LTD

Jamie A Flatman

* * * COMMUNICATION RESULT REPORT (11.MAR.2002 16:51) * * *

TTI WDC PLAN&TRANSPORT

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E-4) NO FACSIMILE CONNECTION

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PLANNING SERVICES

Fax Cover Sheet

DATE: 11/3/02

TO: JAMES

FROM: ELAINE VASHI Planning Services.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4.

RECIPIENT FAX NUMBER: 9441158.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 76, FINCHAMPSTEAD ROAD
E.A comments.

NOTES:

Our Ref : SP/2002/005170-1/1
Your Ref : F/2001/5580

Date : 05 March 2002

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

54003

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ENVIRONMENT AGENCY

DRAINAGE ENGINEER
Mike Chapman.
01276 454331.

CONSERVATION OFFICER.
Antonia (Tony) Scare
01276454321.

- can lying.
- appendix F
PPG 25.

Dear Sir/Madam

7 TWO BEDROOM FLATS, WITH ASSOCIATED PARKING
76 FINCHAMPSTEAD ROAD, WOKINGHAM, BERKSHIRE

Thank you for your letter dated 17 January 2002, received on 18 January 2002. Please quote the following reference in any correspondence: SU86NW/11/27. The Environment Agency has the following comments:

The Environment Agency **OBJECTS** to the proposed development for the following reasons:

REASON: The proposed development of this site follows the line of a water course, which will adversely affect the river corridor. There is an inadequate buffer zone between the proposed development and adjacent watercourse which will unfavourably affect the character and value of the watercourse.

REASON: No technical information or flood risk assessment (FRA) has been provided with the application. As submitted, the proposed development may increase the flood risk to people and property on the site and in the surrounding area.

If you intend approving the application contrary to our objection, paragraph 65 of PPG25 advises that you re-notify the Agency, to explain why, and to give us the opportunity to make further representations.

If you refuse the planning applicaiton and the applicant lodges an appeal, we would be prepared to support you and provide evidence at any public enquiry or informal hearing.

Advice to Planning Authority

Wildlife Conservation

The Agency ordinarily reqires a minimum buffer zone of 8m between any new development and adjacent main river. Although there is current development within this buffer zone there

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

should be no further development in this strip. The agency would accept a reduced buffer zone with compensation for example management of the buffer zone for wildlife, removal of hardstanding and bank protection within the buffer zone, native planting. The proposed further development at this site should also not be within 5 m of the non-main river located at the end of the garden.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;

(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

The buffer zones should be undisturbed and maintained for wildlife. They should not include any built development including hardstanding, fences or formal/ornamental garden.

Flooding

This site represents development within the river margin and is partially within the 1968 floodplain of the Emm Brook. The site is within an area vunerable to flooding and although not shown in shown Environment Agency Indicative Flood Plain maps, the site flooded during the Autumn 2000 flood event.

No inappropriate development should take place within an area vunerable to flooding and the applicant should undertake a flood risk assessment (FRA) as recommended by paragraph 62 of PPG25 ("....within or adjacent to any watercourse, particularly where there might be potential for flash flooding..."). Please refer to Appendix F of PPG25 for further information on what a FRA should contain.

Land Drainage Consent

The Environment Agency will normally be consulted in respect of developments within areas vunerable to flooding and of the proposal is within Bylaw Distance (8 metres) of a Main River or Flood Defence structure then formal consent for the proposal will be required from the Agency. If you need more information, or wish to discuss this, please contact Mike Chapman on 01276 454331.

If you have any further queries, please contact me, quoting the reference at the beginning of

should be no further development in this strip. The agency would accept a reduced buffer zone with compensation for example management of the buffer zone for wildlife, removal of hardstanding and bank protection within the buffer zone, native planting. The proposed further development at this site should also not be within 5 m of the non-main river located at the end of the garden.

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If you have any further queries, please contact me, quoting the reference at the beginning of

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

this letter.

Yours sincerely



JO MARSHALL
Planning Liaison Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
Email: joanna.marshall@environment-agency.gov.uk

CC: The Edward Irish Partnership

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MEMORANDUM

To: Elaine Vashi – Development Control

Application F/2002/5580

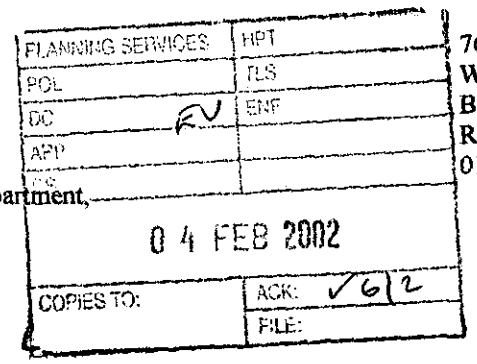
Site: 76 Finchampstead Road, Wokingham.

Proposal: Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existing dwelling.

The development needs to show provision for cycle parking, easily accessible covered secure parking needs to provide one space per flat. Additional stands close to the entrance of the flats for visitors would be a great improvement in terms of encouraging sustainable travel. If these cycle facilities are provided then their retention should be secured by condition.

Stephen Kempka
Senior Transport Planner
Ext. 6488

76A Finchampstead Road,
Wokingham,
Berkshire.
RG40 2NS
01/02/02



Environmental Services Department,
Planning Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sir,

Ref: Planning Application F/2001/5580

We wish to object to the above planning application on the grounds of the possibility of flooding of our property. As the council are well aware we have had a lot of problems with flooding in this area of the Finchampstead Road which in our opinion, is the result of recent building development.

We note that the planning application states that existing surface and foul water systems are to be used, in our opinion the surface water system is being stretched to the limit at present and must be greatly improved, before this development can be considered.

In May and October of Year 2000, the properties at 76A &B Finchampstead Road were both flooded and we have no desire to experience this again. The council and the Department of the Environment are aware of this situation and improvements to the local drainage system are currently being carried out.These improvements however, appear to be progressing very slowly and should be completed satisfactorily before any further development is considered.

Your's Faithfully,

MA and RWD Collins

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76B Finchampstead Road,
Wokingham,
Berkshire.
RG40 2NS
01/02/02

Environmental Services Department,
Planning [redacted] Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Dear Sir,

Ref: Planning Application F/2001/5580

We wish to object to the above planning application on the grounds of the possibility of flooding in this part of the Finchampstead Road. Wokingham District Council and the Environment Agency are well aware of the situation and should give careful consideration to the adverse effects to us if this development takes place. The properties at 76a & 76B Finchampstead Road are located on the opposite side of the Emmbrook stream and only approximately 10 feet away from the bank.

Improvements to the existing flood defence system must be made before any future development is to be considered.

Your's Faithfully,

V. M. Corp

PP Mr & Mrs K. Corp

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 31 January 2001

Location:	76 Finchampstead Road, Wokingham
Proposal:	Proposed erection of 7 two bedroom flats with associated parking. Demolition of existing dwelling.
Application Number:	F/2001/5580

In response to your consultation dated 17 January 2002 for the above application, the landscape comments are as follows:

The site is located on a Green Route, therefore it is important that the existing ash is shown to be retained at the front of the site. The other major trees on the rear boundary of the site will not be affected by the proposals, although there are a number of conifers on the site boundary adjacent to the Embrook that are not shown to be retained to which I have no objection.

The applicant will need to provide a detailed landscape plan which should include a number of trees at the front of the site and bordering the Embrook, to reduce the dominance of the proposed building within the site.

As the site is adjacent to the countryside, a 1.8m close-boarded fence along the rear boundary is an inappropriate boundary treatment in this location. It is suggested that a lower, less visually dominant fence is used in conjunction with native hedgerow type planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES	HDT
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AOP	
30 JAN 2002	
COMMENTS	AOP
	FILE

Case officer: Elaine Vashi

Application Number: F/2001/5580

Proposal: Proposed erection of 7 two bedroom flats with associated parking. Demolition of existing dwelling.

Site Address: 76 Finchampstead Road, Wokingham

Applicant: Hicks Developments C/O The Edwards Irish Partnership

Your observations are required in respect of this application **by 09/02/02**

At its meeting on 22 January 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 29/01/02

CLERK TO Wokingham Town Council

Elaine Vashi

From: Andy Glencross
Sent: 28 January 2002 11:30
To: Elaine Vashi
Subject: Planning Application F/2001/5580 76 Finchampstead Rd Wokingham

Hi Elaine

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

In addition parts of this development appear to lie within 8 metres of the banks of the Emmbrook and will consequently require formal Land Drainage Consent from the Environment Agency. It would be wise to consult the EA on this application.

In addition any proposals this close to a watercourse should include measure to mitigate the affects on that water course. In this case I would suggest a buffer zone of natural vegetation upto 10metres wide along the length of the Emmbrook on this site. We need to agree a Landscape Plan for this site.

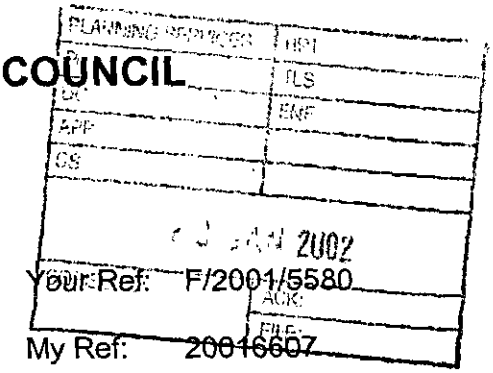
I have not visited this site.

Cheers

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



To: Elaine Vashi, Development Control

From: John Mullaney, Environmental Health

Your Ref: F/2001/5580

My Ref: 20016607

Date: 22/01/02

PROPOSED ERECTION OF 7, 2 BED FLATS

76 Finchampstead Road, Wokingham

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 810 679	100m	Finchampstead Road	putrescible/household

Adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. Therefore, I recommend that the following conditions be imposed should the application be granted planning consent:

1. The proposed development shall be built in accordance with Approved Document C of the Building Regulations and the guidance given in the Building Research Establishment Report No. 212 "Construction of new buildings on gas-contaminated land" in order to control the ingress of landfill gas to inhabited spaces.
   Reason - To protect the safety of existing/proposed occupants of the application site from landfill gas.

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 7.30am and 6pm 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.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

(*) PRE-APP ATTACHED (*)

Application Number : F/2001/5580	**Map No :** 83
Case Officer : EV	**Site Area :** 0.11
Valid Date : 14 JAN 2002	**Received Date: 24/12/2001**

Level : Delegated Application

Description : Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existing dwelling.

Location : 76, Finchampstead Road, , Wokingham.

Parish : WK **Ward : WES**

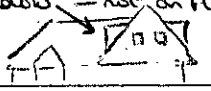
Applicant : Hicks Developments C/O The Edwards Irish Partnership.

Fee Required: £1330 **Fee Received: £1330** ✓

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	-Elevations for Bin housing? -Roof plan does not show rear dormer window for Flat 7 -The 1st side elevation shows one extra dormer window — not on floor plan or roof plan. 	9/1	✓ ✓ 14/1
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓ Landfill ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Parish ✓ Demolition of dwelling ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Landfill cons ✓
- Watercourses ✓
- Flood Zone-, rear of site ✓

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS ✓

S/N + sea map .....

+ pls include 76 Finchampstead Rd Wokingham .....

(inside red line) ✓ .....

Pre-app attached

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

14.JAN.2002 5880

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

24 DEC 2001

20 December 2001

Ref: JI/FJ/1495

Dear Sirs,

RE: PROPOSED RE-DEVELOPMENT – 76 FINCHAMPSTEAD ROAD – WOKINGHAM.

Please find enclosed a detailed planning application for the demolition of No: 76 Finchampstead Road, Wokingham and its replacement with seven two-bedroom flats.

The application comprises the following documentation: -

1. Six copies of drawing Nos: 1495/01, 02 and 03.
2. Six copies of the application form.
3. Certificate B.
4. The prescribed fee of £1,330.00.

I trust that the enclosed application will meet with your approval but should you wish to raise any comments please do not hesitate to contact this office.

Yours sincerely

John Irish
Partner

. Encs.

cc. Hicks Developments.

14 JAN 2002 5580

Tel. (0118) 974 6429 or 6433

Date: 09 January 2002

Your Ref:

My Ref: F/2001/5580

WOKINGHAM UNITARY
Aiming for Excellence

Hicks Developments
C/O The Edwards Irish Partnership
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

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

Reference Number: 2001/5580

Site Address: 76, Finchampstead Road, , Wokingham.

Proposal: Proposed erection of 7 two bedroomed flats with associated parking. Demolition of existing dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of all elevations of the bin store.

Dormer windows shown in flat 7 do not match up on the floor plan and elevations.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

5580
04 JAN 2002

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

District Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

10 January 2002

Ref: JI/FJ/1495

For the attention of: Mrs. Hurst.

Dear Sirs,

RE: 76 FINCHAMPSTEAD ROAD – WOKINGHAM.
APPLICATION No: 2001/5580.

I refer to your letter dated 9th January 2002 and enclose six copies of drawing Nos: 1495/01A and 02A together with the remaining unaltered plans and application forms.

Yours faithfully

John Irish
Partner

. Encs.

1509/ab

14 JAN 2002 5580

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	HICKS DEVELOPMENTS
	ADDRESS	15 HEADLEY ROAD
		WOODLEY
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36, LANGBOROUGH ROAD.
		WOKINGHAM
	POST CODE	RG40 2BT Tel No. 0118 - 9894403
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	76 FINCHAMPSTEAD ROAD
		WOKINGHAM
		BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.1
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE
		AND REPLACEMENT WITH
		7 x 2BED FLATS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	CONTRACTED 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.	N/A	EXTERNAL APPEARANCE	☐	SITING	☐
		MEANS OF ACCESS	☐	DESIGN	☐
				LANDSCAPING	☐

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

RESIDENTIAL

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

PLAIN RED/BROWN ROOF TILES
ORANGE/RED BRICKWORK
WHITE PVC WINDOWS
STONE DETAILS

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	7
	3	
	4	
	5 or more	
	TOTAL	7
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	+6

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 £1,330.00

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 HICKS DEVELOPMENTS LTD DATE 19 DEC 2001

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.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible]

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
MR EDGAR MS HOLDWAY	76 FINCHAMPSTEAD ROAD WOKINGHAM BERKS	19 DEC 2001.

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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . HICKS DEVELOPMENTS . . . . .

Date . . . . . 19. DECEMBER 2007 . . . . .

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

ADDRESS 76 FINCHAMPSTEAD ROAD PARISH WOKINGHAM

PLOT No. DUPLICATE – ORIGINAL MISSING ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38623	MR. R. QUINN	CONSERVATORY	18.9.89	CA
34385	"	GARDEN TO PARKING AREA FOR CONSERVE GARAGE	28.9.89	Ref.
FP 93/1521	"	PARTIAL UNDERPINNING	7.7.93	APP
96/64471/F	MR. N. KHAAR	1ST FLOOR EXT.	29.10.96	CA
FP96/5891	"	"	23.12.96	Ref

DATE OF COMPLETION

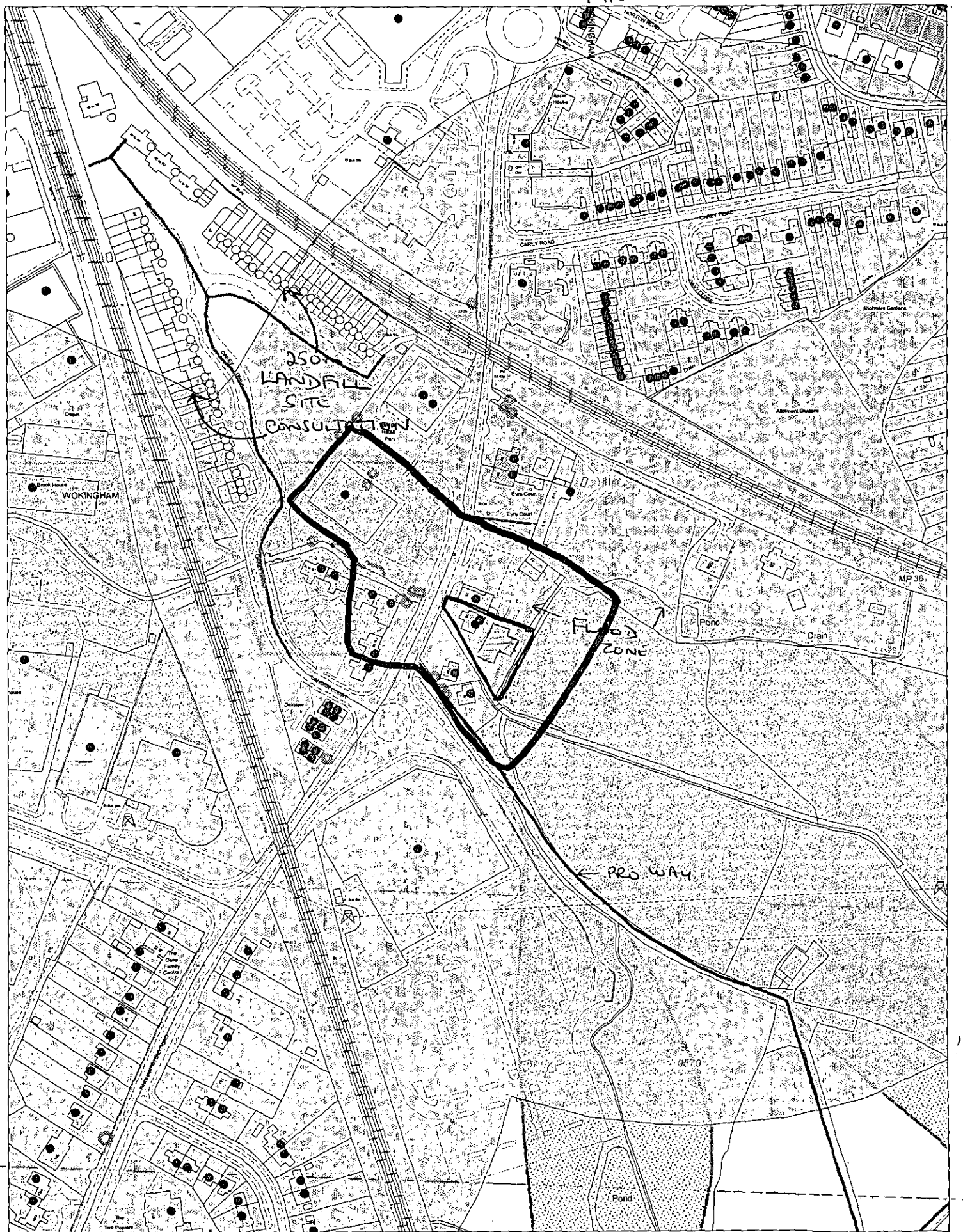
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14 JAN 2002 5580



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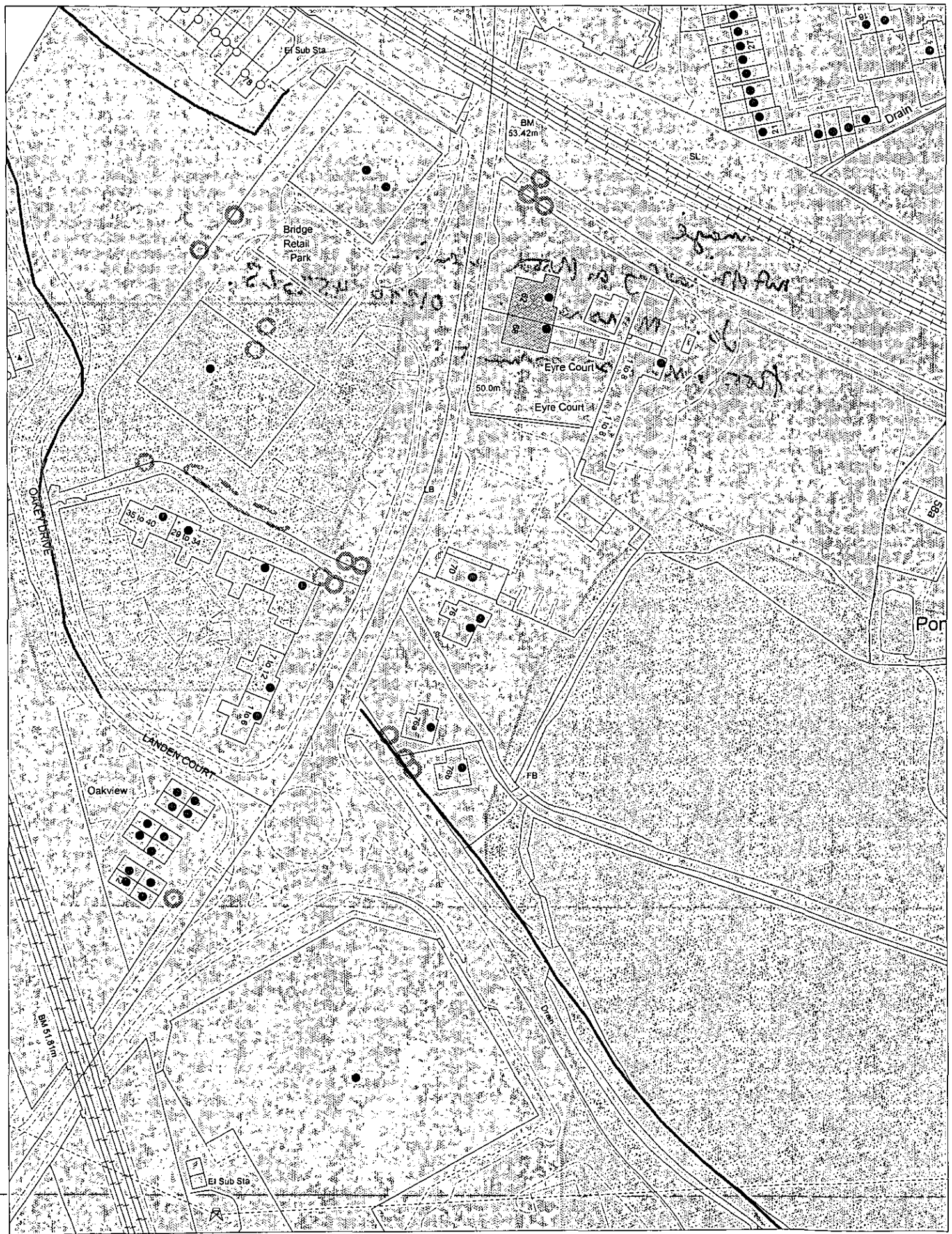
Development Control Section, Environmental Services, Wokingham District Council.
8 January 2002 Scale: 1 : 2500

N
W E
S

14 JAN 2002 5580



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Development Control Section, Environmental Services, Wokingham District Council.

8 January 2002 Scale: 1 : 1250

N
W E
S

Client:- **Hicks Developments Limited**

Waterman Burrow Crocker

76 Finchampstead Road Wokingham

Document No 32682.001 - Issue 01

Flood Risk Assessment Report

Dippen Hall
Eastbourne Road
Blindley Heath
Lingfield
Surrey
RH7 6JX
Tel:- 01342 893800
Fax:- 01342 894212

August 2002

HICKS DEVELOPMENTS LIMITED
15 HEADLEY ROAD
WOODLEY
BERKSHIRE RG5 4JB

Contents

1 Executive summary

2 Introduction

3 Flood Risk Assessment

4 Conclusions

5 Appendices

Appendix A Environment Agency's letter dated 24 July 2002

Appendix B 1/1250 OS Site Location Plan

Appendix C Edwards Irish Partnership Drawings

Appendix D KND Surveys site survey drawing

Appendix E Environment Agency's 1 in 100 Year Indicative Flood Plain Map

Appendix F Details of Finchampstead Road bridge

Appendix G Cross-sections of existing site levels and proposed floor level

Appendix H Level Survey 76 Finchampstead Road February 2001

1. Executive Summary

1.1 When considering the sequential test identified in PPG 25 Table 1 of paragraph 30, the proposed development site will in all likelihood be placed in Flood Zone 3a - Developed Areas, which states 'These areas may be suitable for residential, commercial and industrial development provided the appropriate minimum standard of flood defence (including suitable warning and evacuation procedures) can be maintained for the lifetime of the development, with preference being given to those areas already defended to that standard. In allocating or permitting sites for development, authorities should seek to avoid areas that will be needed, or have significant potential, for coastal managed realignment or washland creation as part of the overall flood defence strategy for coastal cells and river catchments.'

1.2 PPG 25 recommends 'a balanced flexible approach is required which addresses the risks of flooding whilst recognising the benefits of recycling previously developed land.'

1.3 The existing flood plain will be marginally improved by the re-development of the site.

1.4 Using sustainable urban drainage systems the run-off from the re-development will be no greater than the existing run-off.

1.5 The re-development will have a minimum freeboard of 1.35m above the 100year indicative flood level, and 150mmm above the highest recorded flood level. Therefore the flood risk to the re-development dwelling is less than 1%.

minimum freeboard

2 Introduction

2.1 Hicks Developments Limited are currently pursuing an application for the grant of planning consent for re-development at 76 Finchampstead Road, Wokingham. The existing development comprises of a large detached house (plan area 140 sq. m) with a detached double garage (plan area 37 sq. m). Permission is sought to re-develop with a 3 storey, seven flats dwelling, and an associated car parking facility.

2.2 Wokingham Borough Council has received an objection from the Environment Agency. The Environment Agency reasons for objecting are: _

REASON -The proposed development of this site follows the line of a watercourse, which will adversely affect the river corridor. There is an inadequate buffer zone between the proposed development and adjacent watercourse which will unfavourably affect the character and value of the watercourse.

REASON - No technical information or flood risk assessment (FRA) has been provided with the application. As submitted, the proposed development may increase the flood risk to people and property on the site and in the surrounding area.

2.3 Planning Policy Guidance Note 25: Development and Flood Risk, (PPG 25), recommends that Planning Authorities apply a risk based approach to development control decisions. PPG 25 builds on the previous guidance contained in the DoE Circular 30/92 (MAFF Circular FD1/92).

2.4 Table 1 of PPG 25 paragraph 30 sets out a sequential characterisation of flood risk in terms of annual probability of river flooding. 0.1% annual probability is the 1 in 1000 year return period flood, 0.5% the 1 in 200 year and 1% the 1 in 100 year. The Environment Agency considers that the functional flood plain, as mentioned in paragraph 23 of PPG 25, equates to the 1 in 100 year flood plain or floods with a 1% annual probability of occurrence, as confirmed in the Environment Agency letter dated 24th July 2002 to Aspen Burrow Crocker. A copy of the Environment Agency's letter is attached as Appendix A.

2.5 Circular 30/92 had been prescriptive in that it defined the limits of flood plain by the peak water level of the 1 in 100 year return flood period or the highest known water level.

2.6 PPG 25 re-states the need to re-use previously developed land. Local Authorities should take account of the risks of flooding when making re-use of existing buildings and the guidance notes that a balanced flexible approach is required which addresses the risks of flooding whilst recognising the benefits of recycling previously developed land.

2.7 The Local Planning Authority will make the final decision with regard to any planning application to build within the flood plain although the Environment Agency is a designated statutory consultee and plays a role in providing advice on development and flood risk issues.

2.7 Waterman Burrow Crocker (formerly Aspen Burrow Crocker) have been instructed by Hicks Developments Limited to carry out a flood risk assessment based on information

available to appraise the risk of flooding at the site and the Environment Agency's comment on the river corridor/buffer zone.

2.4 The Environment Agency has been consulted on the development site and flood risk issues, and they have provided information relating to the site, attached as Appendix A.

3 Flood Risk Assessment

3.1 Site Location

3.1.1 The site is shown on the A4, 1/1250 scale copy of the OS plan attached at Appendix B.

3.1.2 The proposed re-development of the site is shown on the Edwards Irish Partnership drawings, nos 01A, 02A and 03. Copies of these drawings are attached at Appendix C. The site is to the east of and is accessed off Finchampstead Road.

3.1.3 The Emm Brook forms the southwest boundary of the proposed re-development site. The Emm Brook is classified as main river and the watercourse along the eastern boundary classified as non-main river.

3.1.4 The existing surface water drainage discharges directly to the Emm Brook.

3.2 Site levels

3.2.1 A site survey of the existing re-development site has been prepared by and is shown on KND Surveys Ltd drawing Site Survey, drawing no K151. A copy of the survey is attached at Appendix D.

3.2.2 The Environment Agency Survey Team have surveyed the Emm Brook catchment and provided drawing no. SURV 6215/1 showing the recorded ground and flood levels for February 2001. A copy of this drawing is attached at Appendix H

3.3 Flood Alleviation Measures Already in Place

3.3.1 There are no flood alleviation measures in place for the site.

3.4 Source of Potential Flooding

3.4.1 The Environment Agency has stated that the recent cause of flooding in the vicinity is due to lack of capacity in the Emm Brook.

3.4.2 The present owner of 76 Finchampstead Road, who has been in residence for the last 8 years has stated the recent flooding was due to lack of maintenance of the Emm Brook channel. Since the flooding, the channel downstream of Finchampstead Road has been cleared of all domestic rubbish, silt and overgrown flora, which previously had considerably reduced the capacity of the Emm Brook. It is believed the flood levels recorded in February 2001 were prior to the Emm Brook being maintained.

3.4.3 The Environment Agency has advised that the flooding in autumn 2000 at the 'Tesco Roundabout' was due to blocked gullies and associated pipework.

3.5 Extent and Depth of Flooding

3.5.1 A copy of the Environment Agency's Indicative 1 in 100 year Flood plain, 2001 is attached at Appendix E. Plotting the limit of the Indicative Flood plain on the site survey it is estimated that the flood water level is 49.00m AOD

3.5.2 The site flooded during the 1968 flood event of the Emm Brook, but insufficient information exists to enable to ascertain the full extent of flooding.

3.5.3 A historic gauge flood level at Finchampstead Road bridge, which is at the frontage of the site, recorded the flood water level as 49.48m AOD. The flood level was recorded on the 16th September 1968. The centre of the site is 24m upstream of this gauge point. The Environment Agency's 2001 Survey drawing records a flood level of 49.80m AOD on the adjoining property, 76a Finchampstead Road, and 50.20m AOD on the non-main watercourse at the rear of the re-development site. No details been provided to indicate the flood return period for the highest recorded flood level.

3.5.4 The existing site levels vary from 48.85 to 50.28m AOD.

3.5.5 The maximum depth of flood water on the site, based on the estimated flood level of 49.00m AOD, as per the Environment Agency's 1 in 100 year Indicative flood plain, is 150mm.

3.5.6 The Emm Brook is located in the Lower Loddon Section 105 Flood Risk Mapping Project area. The Lower Loddon study is due to be completed sometime in 2003-2004 the Environment Agency's Strategic Planning section.

3.6 Structures which may influence local hydraulics

3.6.1 The south west boundary of the site is adjacent to the Emm Brook. At the Finchampstead Road frontage the brook passes under the highway bridge. A copy of the Section No 01.007, Upstream Face of Road Bridge (drawing no SURV 6242/4) detailed by the Environment Agency's Survey team is attached at Appendix F.

3.6.2 Downstream of Finchampstead Road bridge the next structure is Landen Court Road bridge, which serves Railtrack's network.

3.6.3 No particular blockage problems are known, other than those stated in clause 3.4.2.

3.7 Probabilities and Trend

3.7.1 The extent of flooding on the site is shown on the plan attached at Appendix E.

3.7.2 Based on the various flood levels recorded for the site the recommended proposed floor level for the new re-development is 50.35m AOD. The proposed level is considered the most suitable level to allow for all the various recorded levels and issues indicated in carrying out this Flood Risk Assessment. This proposed floor level provides a freeboard of 870mm above the 1968 recorded flood level at Finchampstead Road Bridge, 1.35m above the 1 in 100 year Indicative Flood plain level, and 150mm above the February 2001 recorded flood level.

3.8 Site Cross Section

3.8.1 Copies of cross section of the site are attached at Appendix G. The cross sections show existing ground levels, the proposed finished ground floor level, and the recorded flood level. There are no known future predicated flood levels.

3.9 Hydraulics of Existing and Proposed Drains.

3.9.1 Using Micro Drainage WinDes computer software, calculations have been prepared to calculate the discharge of the existing and proposed surface water from the site. The calculations were run in simulation mode, for surcharged outfalls, to the design criteria specified in BS EN 752.

3.9.2 The results indicated that the existing surface water drains does not flood with a surcharged outfall. However the simulation summary for the proposed surface water drains indicates that the system will require consideration of a Sustainable Urban Drainage system (SUDS), such as attenuation or an infiltration system depending on soil condition.

3.9.3 The existing 1 in 2 year peak discharge from the site is 2l/s. The proposed 1 in 2 year peak discharge from the site is estimated as 3l/s if a SUDS system is not used. The proposed re-development of the site will therefore produce very little additional flow to the river catchment.

3.10 Displaced Flood Water

3.10.1 Based on the Indicative 100 year Flood plain limit, the volume of flood plain taken by the current building above the general level of 49.00m AOD is 4.89m^3.

3.10.2 Based on the Indicative 100 year Flood plain limit, the volume of flood plain taken by the proposed building above the general level of 49.00m AOD is 1.65m^3.

3.10.3 The overall result by the re-development of the site is a reduction in the volume of displaced flood plain water.

3.11 Morphology

3.11.1 The proposed development does not affect the morphology of brook. The proposed building will be 2.2m from the top of embankment. The existing building is 0.5m from the top of embankment.

3.11.2 Removal of the existing concrete hardstanding and bank protection, by replacing it with a natural earth embankment would enhance the morphology locally. It would also increase the potential flood flow width adjacent to the main river.

3.12 Climate Change Impact

3.12.1 PPG 25 states 'The latest climate change scenarios suggest that annual rainfall is expected to increase by 0 - 10% by the 2050s with the largest increases in the north west. A shift in the seasonal pattern of rainfall is also expected, with winters and autumn becoming wetter over the whole of the UK, by as much as 20% under some scenarios. It is also suggested that the number of rain-days and the average intensity of rainfall are expected to increase slightly and that average seasonal wind speeds could increase over most of the country. There is much less certainty regarding this potential increased storminess and consequences for extreme wave activity on the coasts or for river run-off.'

'Initial research has suggested that, for the Thames and Severn catchments, increases in peak flow of up to 20% for a given return period could be experienced within 50 years. These are preliminary findings and further work is required but they give added incentive to maintain current defences, where they are justified, and adopt robust and sustainable solutions where defences are replaced. Such considerations also add importance to the need to evaluate the potential impact of extreme events even where it may not be economic to contemplate high levels of protection.'

3.12.2 A generous freeboard should be allowed for the proposed building finished floor level to allow for hydrological and climate change uncertainty.

3.13 Residual Risk

3.13.1 The proposed living floors of the building should be set with a significant freeboard above the flood levels advised by the Environment Agency.

3.13.2 A number of residual flood risk damage mitigation measures should be incorporated into the design of the buildings:

- Concrete floor with waterproof membrane.
- Sealed service ducts.
- Locate electrical and other plant above ground floor.
- High level electrical sockets.
- Anti-slip surfaces on building entranceway.
- Emergency lighting with power source above flood level.
- Non return valve on surface water drainage outfall.

3.14 Buffer Zones

Main River

3.14.1 The Institution of Civil Engineers publication 'Land Drainage and Flood Defence Responsibilities' states ' When development takes place on land adjoining a main river or ordinary watercourse, it has become common practice for the NRA (now the EA) or an IDB through the planning authority to require the development to leave a strip of land, at least 5-8m wide free of development along one or both sides of a watercourse, in order to provide access for future maintenance.'

3.14.2 165m^2 of the existing building and hard surfaces are located within the 8m buffer zone of the main river corridor, defined by the Environment Agency. Of the 165m^2 quoted, the existing building occupies 88.3m^2 of the buffer zone, and at the nearest point is within 0.5m of the embankment.

3.14.3 This will increase to 189m^2 for the proposed re-development proposed. But only 43.6m^2 of the proposed building will be within the buffer zone and at the nearest point will be 2.2m from the embankment.

3.14.4 It is considered that the minimum width quoted in clause 3.14.1 is more appropriate for the proposed redevelopment site at this location, adjacent to the Emm Brook. The existing buffer zones mainly consists of a grass lawn, with a varying width of 0.5 to 2m of natural flora immediately adjacent to the Emm Brook and the non main river. As

such the re-development would have even less impact on the buffer zone required for the main river.

Non Main River

3.15.1 27.4m² of the existing building is located within the 5m buffer zone of the non main river corridor defined by the Environment Agency.

3.15.2 The proposed re-development area within the buffer zone is 22.5m², which is a reduction to the existing building area.

3.15.3 The current buffer zone is substantially a grass lawn.

3.15.4 There is scope to consider provision of a nominal low level berm with marginal planting, adjacent to the watercourses.

4 Conclusions

4.1 The proposed re-development lies partly within the 100year flood plain as defined by the Environment Agency's indicative Map. The 100year flood level determined from the Environment Agency's Indicative Map is 49.00m AOD. The highest flood water level indicated by other Environment Agency information is 50.20m AOD. This level is believed to be due to the Emm Brook not being maintained prior to durations of prolonged and heavy rainfall, and therefore above the normal flood level expected. The proposed floor level of the re-development is 50.35m AOD giving a 1.35m margin above the 100 year flood level and 1500mm above the highest recorded flood level. The recommendations of PPG 25 are therefore complied with and the risk of flooding to the re-development will be less than 1%.

4.2 The flood plain storage characteristics will be marginally improved by the proposed re-development.

4.3 It is recommended that sustainable urban drainage systems be implemented, if appropriate, to maintain the surface water discharge to he current levels.

Appendix A
Environment Agency's letter dated 24 July 2002

(23)

ENVIRONMENT AGENCY

Our ref: SE 8045
Your ref: 32682-001/BMC/C17741

Please reply to: Rebecca Thompson on 01276 454427

Date: 24 July, 2002

C21184

Mr B M Cuming
Aspen Burrow Crocker Solicitors
Dippen Hall
Eastbourne Road
Blindley Heath
Lingfield
Surrey
RH7 6JX

2 5 JUL 2002
32682

Dear Mr Cuming

RE: 76 Finchampstead Road, Wokingham, Berkshire

Thank you for your letter dated 26 March 2002. I apologise for the delay in our response. The Environment Agency has the following comments:

Flooding and Land Drainage

The site (not the property) is partially inside the Indicative Floodplain 2001. The Environment Agency Indicative Floodplain Maps use the best information currently available. They are based on both historical flood records and geographical models, and indicate where flooding from rivers, streams and watercourses is possible. If a site is indicated on these maps as lying within the indicative flood plain, it is considered to have a 1 in 100 (or 1 per cent) chance of flooding in any year. In coastal areas, this chance is 1 in 200 (or 0.5 per cent) in any year.

These flood plain maps are also available on the Environment Agency website, in the "What's in your Backyard" section. The address for this website is: www.environment-agency.gov.uk.

For more information regarding the Indicative Flood Plain Maps please see the information on the website, under the "Tell Me More" section. Alternatively please contact your local Agency office for a copy.

Please see attached map.

The site flooded during the 1968 flood event of the Emm Brook, but insufficient information exists to enable the full extent of flooding to be ascertained.

Please see attached map.

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454503/01276 454345 Fax: 01276 454352

Rebecca Thompson

Rebecca Thompson
Customer Contact Officer

Enc: Notice
Survey Information – Sent previously
Indicative Floodplain 2001 map
1968 Floodplain map

The Environment Agency does not have levels specific for the site. However, the Environment Agency is able to provide historic gauged flood levels for two points downstream of the site to extrapolate. These levels which are highlighted on the map provided are demonstrated below:

Flood Water Levels in metres Above Ordnance Datum (Newlyn):

Site	Distance of gauge, upstream from your site	Easting	Northing	Flood level for the 16th of September 1968
Level 1 – Barkham Road Bridge	1, 000 m	4 803	1 684	47.28 m AOD
Level 2 – Finchampstead Rd Bridge	30m	4 809	1 679	49:48 m AOD

Strategic Planning

This site is located near the Emm Brook, which is included in the Lower Loddon Section 105 Flood Risk Mapping Project area. The Lower Loddon study is due for completion sometime in 2003-2004 and as such there is no modelled information available to date.

The only other document which may prove useful is the "River Loddon: Catchment Review" completed in 1995 by our predecessor, the National Rivers Authority (Thames Region), and held at our Reading office. The Reading office switchboard number is 0118 953 5000.

Flood Defence

The cause of recent local flooding at the above site was due to lack of capacity. The site flooded in 2000.

Graham Piper in our Improvements Team has a feasibility report. He can be contacted on 01276 454309.

There are no flood defences in place with regards to the above site.

Survey Team

Please find enclosed information from our Survey Team.

Hydrometry

There is a hydrometric site near to the footbridge which was marked "FB" on your plan. This is Wokingham Flood Warning Site, reference 2486, and gives levels only (not flows). It has been operational since May 2002.

You should note that this information is based on that currently available to the Agency. The Agency and its officers accept no liability whatsoever for any loss or damage arising from interpretation or use of this information.

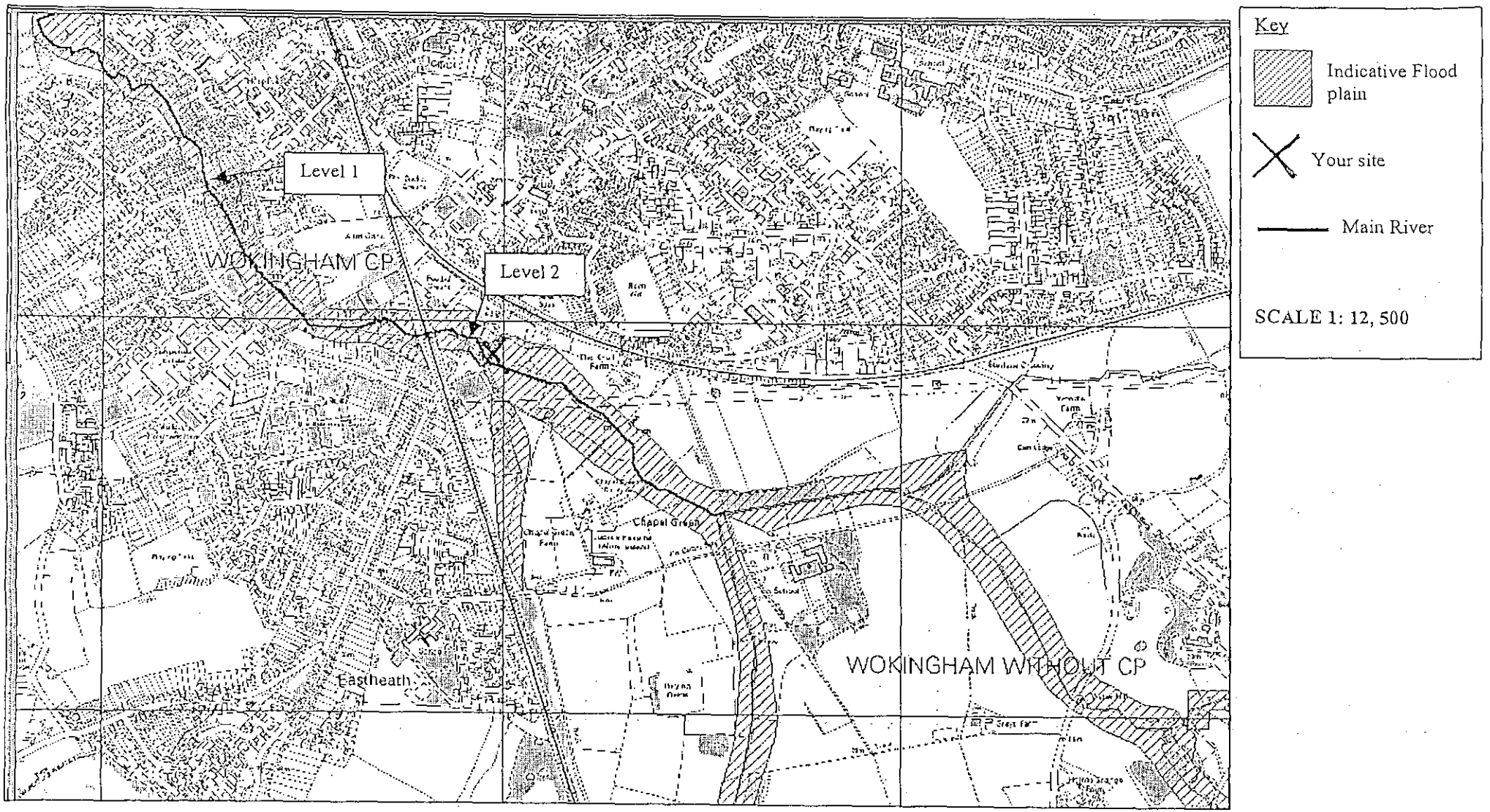
This information is provided subject to the enclosed notice which you should read.

Please accept this letter as confirmation that the Agency has received your cheque for £58.75 for the above information.

Yours sincerely

Cont/d..

A map to show flood level points from the 1968 flood plain.



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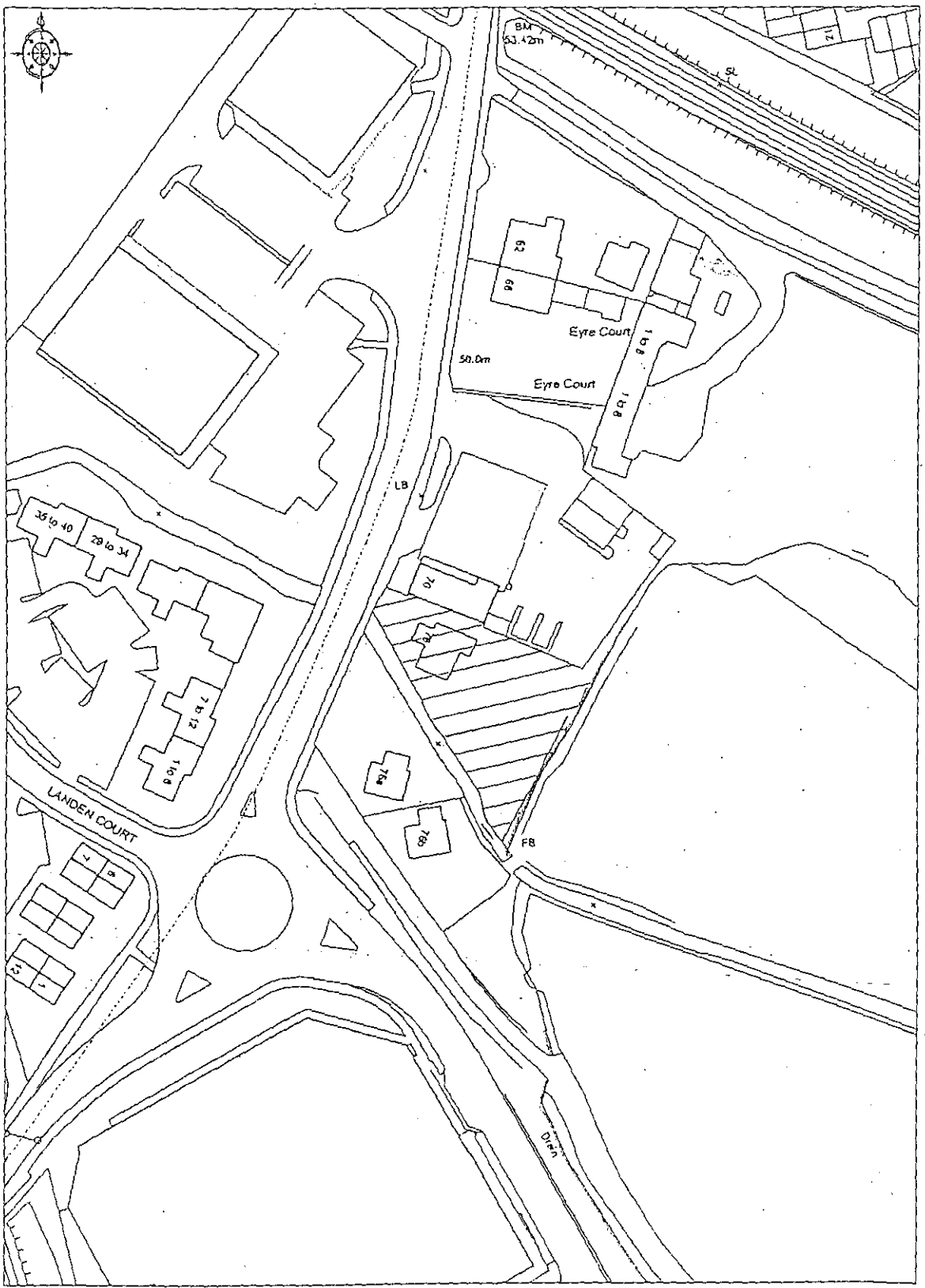
Appendix B
1/1250 OS Site Location Plan

76 FINCHAMPSTEAD ROAD WOKINGHAM RG40 2NS



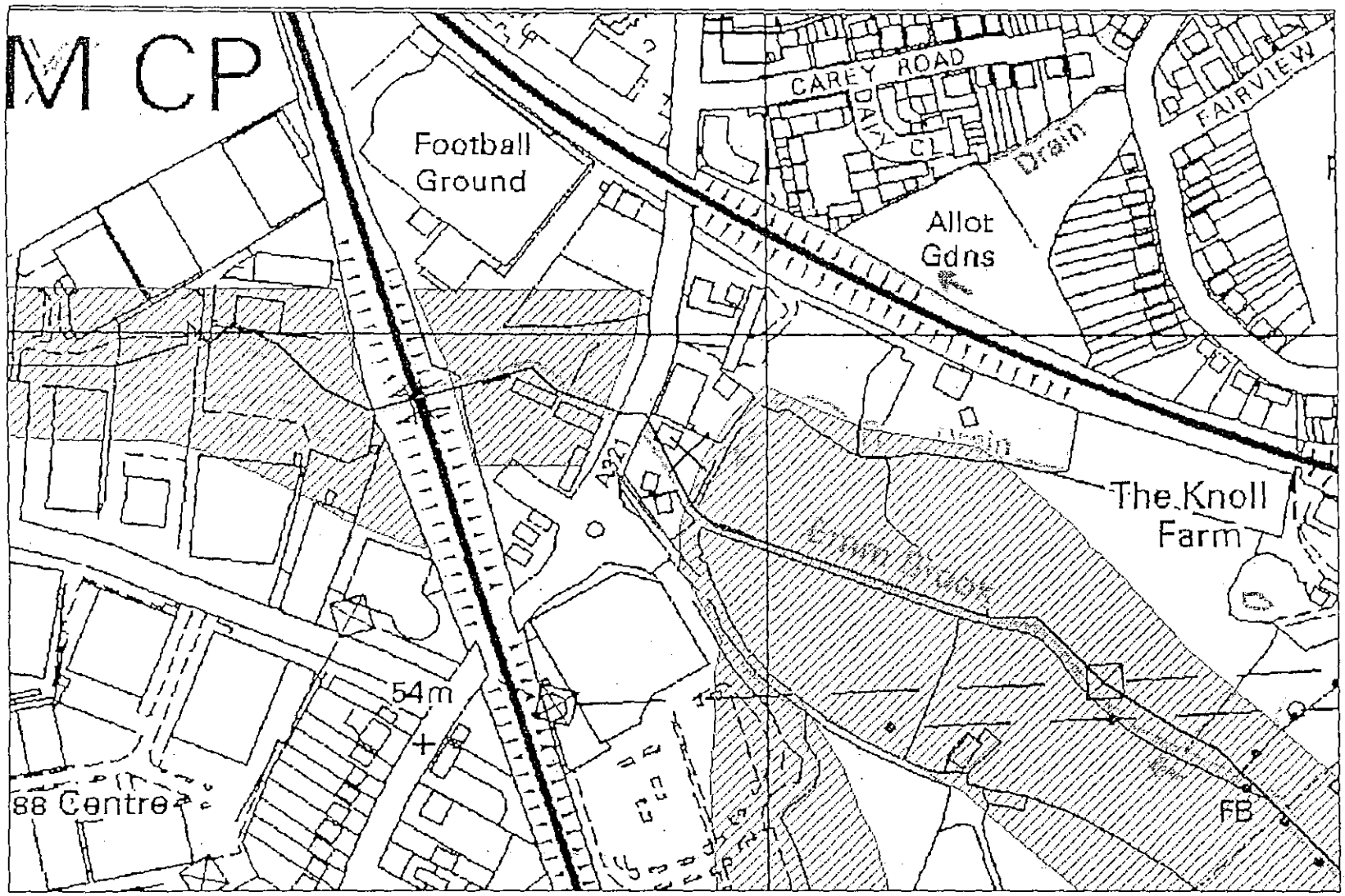
© Crown copyright 2001. All rights reserved. Licence Number 100020449. Survey Scale - mixed Plotted Scale - 1:1250
Ordnance Survey

Appendix C
Edwards Irish Partnership drawings
Nos. 01A, 02A and 03

Appendix D
KND Surveys site survey drawing
No. K1503/R3

Appendix E
Environment Agency's 1 in 100 year Indicative Flood Plain Map

A map to show the extent of the Indicative 1 in 100 year Floodplain, 2001.



Key

Indicative Flood Plain, 2001.

Your site

Main River

SCALE 1: 3,119

1/1000

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Appendix F
Details of Finchampstead Road bridge

Appendix G
Cross-sections of existing site levels and proposed floor level

Appendix H
Level Survey at 76 Finchampstead Road by the Environment Agency February 2001