APPLICATION NO:

CON/2001/4463

LOCATION:
Land Adjoining M4 & Great Wood White Waltham, Maidenhead .

APPLICANT:
Swayfields Ltd

PROPOSAL:
Consultation from Windsor & Maidenhead BC on outline application for a Motorway Service area for West Bound carriageway of M4 Motorway.

EARLIEST DATE FOR DECISION: **08/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2001

CASE OFFICER: **Nicola Lake**

D7 892

When calling please ask for: Valerie Cooke Direct Line: 01628 796041

The Royal Borough

Windsor & Maidenhead

planning & environment

DoE Ref: APP/TO355/V/01/1073114

My Ref: 01/37285/102/01N/cac/6646

PLANNING SERVICES | HPT | TLS | EI | NL

COPIES TO:

CON/2001/4463

TO: ALL OWNERS/OCCUPIERS WITHIN THE VICINITY OF AND ANY PERSONS AFFECTED BY THE APPLICATION SITE

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990: (AS AMENDED)

Application No.: 01/37285
Site: Land Adjacent to M4 Motorway and Great Wood White Waltham Maidenhead

For : Motorway Service Area to serve the Westbound Carriageway

I am writing to inform you that the Secretary of State for Transport, Local Government and the Regions is of the opinion that the above application is one that he ought to decide himself in order that the proposal can be considered at the same inquiry as other proposals for motorway service areas on the M25, the M4 and the M40. The Secretary of State accordingly has directed that the application shall be referred to him instead of being dealt with by the Council.

The Inquiry is scheduled to begin on 26th February 2002. The time and venue for the Inquiry has not yet been fixed – I will notify you as soon as I know the details.

Any comments you have made with respect to the application will be sent to the Planning Inspectorate. However, if you wish to submit additional comments, please do so in writing (three copies of each letter), to The Planning Inspectorate, Room 3/17, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, (tel: 0117 372 6292) quoting reference no APP/TO355/V/01/1073114 to be received by 12th October 2001. **Representations received after this date will not normally be seen by the Inspector and will be returned to you.**

A copy of the Planning Application can be inspected during normal office hours at The Planning Unit Aston House York Road Maidenhead.

Persons wishing to be advised of the outcome of this Inquiry should specifically ask Mr Bob Palmer at The Planning Inspectorate to send them a copy of the decision letter.

If in fact you are not the owner of the property you occupy, please could you bring this letter to the attention of the owner.

Yours faithfully,

Development Control Manager

David Trigwell:
Head of Planning

Richard Melvin:
Enforcement Team
(01628) 796047

Karen Skevington:
Support Services Team
(01628) 796271

Aston House
York Road
Maidenhead
Berks SL6 1PS

Fax: (01628) 796438
DX 6422 - Maidenhead 1

www.rbwm.gov.uk

Callers are requested to use direct lines whenever quoted.

INVESTOR IN PEOPLE

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 June 2001
My ref: NL/CON/2001/3577
Your ref: 01/37285.

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

Mrs Cath Collier
Development Control Unit North.
The Royal Borough of Windsor and Maidenhead
Aston House
York Road
Maidenhead
Berkshire
SL6 1PS

Dear Mrs Collier,

CONSULTATION FROM THE ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD ON OUTLINE APPLICATION FOR MOTORWAY SERVICE AREA INCORPORATING CAR, COACH AND HGV PARKING, FUEL FILLING STATION, AMENITY BUILDING, LODGE AND PICNIC AREA.

Thank you for your letter of the 13 July 2001, regarding the above stated development. I would like to take this opportunity to apologise for the delay in replying to your enquiry.

I write to confirm that Wokingham District Council has no objection to the proposed development, subject to no light spillage outside the application site nor illumination of the night sky.

I hope this information is of assistance to you.

Yours sincerely,

M L THORP.
Principal Development Control Officer.

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

Directorate of Planning and Environment

Development Control Unit North

CASE OFFICER / DIRECT LINE
Mrs Cath Collier / 01628 796069

13 July 2001

Wokingham District Council (Planning)
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
SPHERES OF MUTUAL INTEREST

Appn. Date	:	28.06.2001	Appn No: 01/37285
Type	:	Outline	
Proposal	:	Motorway Service Area to serve the west bound carriageway of the M4 Motorway	
Location	:	Land Adjacent To M4 Motorway And Great Wood White Waltham Maidenhead Berkshire	

I enclose herewith a copy of the above-mentioned planning application and would pleased to receive any representations you may wish to make as soon as possible. If I do not hear from you within the next 28 days I will assume you have no objections to make on this application.

If you wish to discuss this application, please do not hesitate to contact the Case Officer mentioned above.

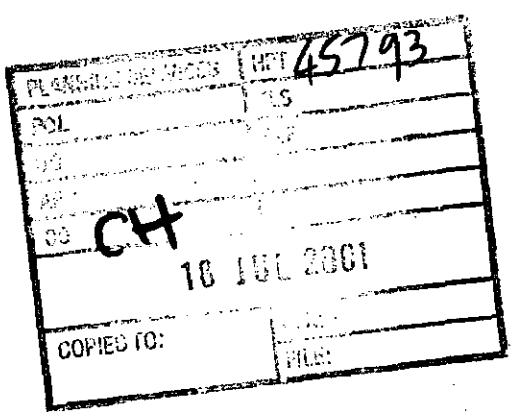
Would you please return the enclosures with your reply.

Yours faithfully,

Cath Collier

Development Control Manager

Encl.



Michael Coughlin: Director of Planning and Environment
Aston House, York Road, Maidenhead, Berks, SL6 1PS.
Tel: (01628) 798888 Fax: (01628) 796438 DX 6422 - Maidenhead 1
Callers are requested to use direct lines whenever quoted.

INVESTOR IN PEOPLE

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 1

The Royal Borough
Windsor & Maidenhead
planning & environment

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

THE DEVELOPMENT CONTROL UNIT
ASTON HOUSE
YORK ROAD
MAIDENHEAD
BERKSHIRE SL6 1PS
Tel: 01628 796050
Fax: 01628 796438

PLEASE READ "NOTES TO HELP APPLICANTS" BEFORE COMPLETING THIS FORM

1. **Applicant's Name**	SWAYFIELDS LTD	2. **Agent's Name**
Address	1 CASTLE HILL LINCOLN	**Address**
Postcode	LN1 3AA	**Postcode**
(daytime) Telephone	01522 523737	**Telephone**
E-Mail	keithdolby swayfields.uk.com darrenhird swayfields.uk.com	**E-Mail** **Contact Name**

RECEIVED 28 JUN 2001 R.B.W.M. ASTON HOUSE D.C. UNIT

3. Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**.	**Site Address or Location**	LAND ADJACENT M4 MOTORWAY AND GREAT WOOD,. MAIDENHEAD, BERKSHIRE
4. **What is the application for?** Give brief details and state for what purpose the site and any buildings will be used.	**Proposed Development**	MOTORWAY SERVICE AREA TO SERVE THE WESTBOUND CARRIAGEWAY OF THE M4 MOTORWAY
5. **State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.		£ 4,750.00

6. **State the applicant's interest in the land.** Circle as appropriate. **Owner/(Prospective Purchaser)/Lessee/.....(specify)**

7. Give the area in hectares or part of a hectare. **Total Site Area** 19.5 hectares

8. **If your application involves the provision or demolition of dwelling(s)**, then also give **Net Site Area** hectares (see notes)

9. **List all the plans and drawings** submitted with the application, or enclose a separate schedule — **Plans/Drawings (to scale)**: LOCATION PLAN 133M/1A; SITE LAYOUT PLAN 12-1030.03.01A

10. **Does the application involve any of the following?** (Tick all relevant boxes)

Change of Use	☐	**Demolition**	☐
Erection of New Building	☑	**Alteration or Extension**	☐
Engineering Operation	☑	e.g. new drainage or structure adjacent or on highway/alteration of an access	

1. **What type of application is this?** (Tick ONE box only)

Outline Permission	☑	See question 12
Full Permission	☐	
Approval of Detail/Reserved Matters	☐	State relevant Outline Permission number. Also complete Question 12.
Temporary Permission	☐	State period required.
Variation/Relaxation of Conditions	☐	State relevant permission no.
		Condition numbers to be varied/ relaxed.

If this is an Outline application or an Approval of Reserved Matters, which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box. (Tick all relevant boxes)

None	☐	**Siting**	☐
External Appearance	☐	**Design**	☐
Means of Access	☑	**Landscaping**	☐

What is the existing use of the land/building?
e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

AGRICULTURAL FARM LAND

Does a Public Right Of Way (Bridleway, Footpath, BOAT, RUPP) **cross the site or run adjacent to the site or the proposed access?** YES/NO

If YES, show existing route(s) and any proposed alterations on the plans.

Do the proposals require any diversions/extinguishments and/or creation of Rights of Way? YES/NO

Are there any trees on the site? YES/NO

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled.

If yes, are any to be felled? YES/NO

If YES, please supply a tree survey.

Building materials etc.

Please state type and colour of materials for:

A. External Walls	B. Roofs
C. Walls, fences etc.	

How will surface water be disposed of?

TO WATER COURSE VIA BALANCING POND

How will foul sewage be disposed of? To existing system? YES/NO

If NO, please give details.

TO ON SITE TREATMENT PLANT

If YES, will there be any alterations to a non-mains drainage system? YES/NO

If YES, give full details (see notes).

What are the access arrangements?
Give details of pedestrian and vehicular accesses

As existing	NO
As proposed	SEE SITE LAYOUT. DETAILS TO BE PROVIDED WITH TRAFFIC ASSESSMENT TO FOLLOW

(or provide scale plan of proposals)

Has provision been made for the disabled? YES/NO
See notes for applicants

28 JUN 2001

If this proposal involves residential development or the loss of residential units, complete this table.

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bed dwellings	2-bed dwellings	3-bed dwellings	4-bed+ dwellings
House-Detached								
-Semi								
-Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobiles								
Total								

How many of the proposed dwellings can be defined as sheltered?

How many of the proposed dwellings can be defined as affordable? (see notes)

Does the proposal involve the loss or gain of any non-residential building or use? YES/NO XXX If YES complete part 2 of the form overleaf.

What provision is being made for parking?

SEE SITE MASTERPLAN

	Cars (Off-Street)		of which, Disabled Person Spaces	Motor-bikes	Cycles	HGVs
	Private	Communal				
Existing						
Proposed						
Total						

Does the proposal involve the extraction or processing of minerals: the disposal of mineral waste; or the deposit or processing of refuse and waste materials? YES/NO XXX If YES please ask for and complete part 3 of the form.

ereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning mission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result nforcement action being taken.

mission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

NED ..... ON BEHALF OF SWAYFIELDS LTD ..... DATE 22.06.01

are submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are rly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate le 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

PART 2

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

. State the gross floorspace in square metres (by external measurement) of all buildings to which this application refers.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS			250	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			1800	
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS			1680	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please specify				
	Please specify				
	TOTAL			3730	

. If a C1 or C2 Use is proposed, please state number of bed spaces. 60

. What is the estimated number of vehicle trips going to the site in a normal working day?

	Cars	HGVs
Existing		450
Proposed		40

. Describe the activity or processes to be carried on. Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

THE PROVISION OF SERVICES TO THE MOTORING PUBLIC INCLUDING FACILITIES FOR:REFUELLING, RESTAURANT, OVERNIGHT ACCOMODATION, PICNIC AREAS & PARKING

. Who will occupy the premises?

(a) Give the name and current operating address of the proposed occupier.

(a) EXTRA MSA SERVICES LTD

(b) Will these present premises be vacated?

(b) N/A

. If known, how many people are likely to be employed on site after completion of the development?

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL
———	———	200	200

. Does the proposal involve the use or storage of any of the hazardous substances listed in the notes? If YES, state which material, the quantity and method of storage.

YES/NO

fore submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new rk are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be companied by the appropriate Article 7 Certificate. See NOTES TO HELP APPLICANTS.

WORK SHEET FOR : Nicola Lake

Application Number : CON/2001/4463

Applicant : Swayfields Ltd .

Location : Land Adjoining M4 & Great Wood , White Waltham, Maidenhead, .

Proposal : Consultation from Windsor & Maidenhead BC on outline application for a Motorway Service area for West Bound carriageway of M4 Motorway.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 18/07/2001

Earliest Date for Decision : 08/08/2001

Latest Consultation Date/Site Notice Expiry Date : 08/08/2001

This application will have expired on: 15/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2001/4463

Appraisal :

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

Application Number CON/2001/4463
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjoining M4 & Great Wood White Waltham Maidenhead .

APPLICATION NUMBER: CON/2001/4463

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/4463
CASE OFFICER: Nicola Lake

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/4463**
CASE OFFICER: **Nicola Lake**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 26 July 2001

Application Number: CON/2001/4463

Proposal: Consultation from Windsor & Maidenhead BC on outline application for a Motorway Service area for West Bound carriageway of M4 Motorway.

Parish:

Site Address:
Land Adjoining M4 & Great Wood , White Waltham, Maidenhead, .

Applicant:
Swayfields Ltd .

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

✓ below as applicable;

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

See officer for traffic assessment

Comments as previous.

Signed: _____ **Print name:** Adam Coggins 26/07/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18-07-01	Map No. ..... Site .....
Officer: NL / Application No. CON | 2001 | 4463	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(CON) Consultation from Windsor & Maidenhead B.C. on outline application for a Motorway Service area for West Bound carriageway of M4 Motorway

Location: Land adj M4 & Great Wood, Dr

Parish: White Waltham **Ward:** Ethendge & Browne

Applicant: Sway fields Ltd

Fee **Received** ✓ **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Wargrave ✓ : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer : .....

HERITAGE BODIES

The Georgian Group : .....
Ancient Monuments Society .....
Council for British Arch. : .....
RCHME : .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD

Directorate of Planning and Environment

Development Control Unit North

CASE OFFICER / DIRECT LINE
Mrs Cath Collier / 01628 796069

13 July 2001

Wokingham District Council (Planning)
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
SPHERES OF MUTUAL INTEREST

Appn. Date	:	28.06.2001	Appn No: 01/37285
Type	:	Outline	
Proposal	:	Motorway Service Area to serve the west bound carriageway of the M4 Motorway	
Location	:	Land Adjacent To M4 Motorway And Great Wood White Waltham Maidenhead Berkshire	

I enclose herewith a copy of the above-mentioned planning application and would pleased to receive any representations you may wish to make as soon as possible. If I do not hear from you within the next 28 days I will assume you have no objections to make on this application.

If you wish to discuss this application, please do not hesitate to contact the Case Officer mentioned above.

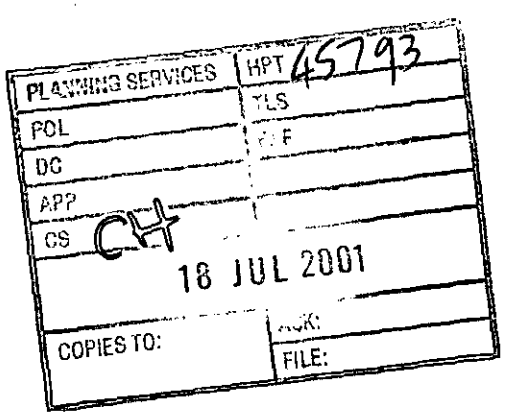
Would you please return the enclosures with your reply.

Yours faithfully,

Cath Collier

Development Control Manager

Encl.



INVESTOR IN PEOPLE

Michael Coughlin: Director of Planning and Environment
Aston House, York Road, Maidenhead, Berks, SL6 1PS.
Tel: (01628) 798888 Fax: (01628) 796438 DX 6422 - Maidenhead 1
Callers are requested to use direct lines whenever quoted.

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7

The Royal Borough
Windsor & Maidenhead
planning & environment

ONE OF THESE CERTIFICATES MUST BE COMPLETED, OTHERWISE YOUR APPLICATION CANNOT BE CONSIDERED. IF YOU ARE NOT ABLE TO COMPLETE EITHER, BECAUSE YOU DO NOT KNOW WHO OWNS ALL OR PART OF THE LAND, PLEASE CONTACT THE PLANNING DEPARTMENT BEFORE SUBMITTING THE APPLICATION AND ASK FOR CERTIFICATE C OR D.

CERTIFICATE A

**OWNERSHIP CERTIFICATE (APPLICANT SOLE OWNER OF SITE)
UNDER ARTICLE 7 OF
THE TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

28 JUN 2001
R.B.W. LASTON HOUSE
D.C. UNIT

I hereby certify that:

1. 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 any part of the land to which the application relates. *(See Note 1 overleaf)*

2. None of the land to which the application relates is, or is part of an agricultural holding (Delete if not applicable and see Note 2 overleaf)

Signed..... Date.....

on behalf of.....

CERTIFICATE B

**OWNERSHIP CERTIFICATE (APPLICANT NOT OWNER OF SITE/WHOLE SITE)
UNDER ARTICLE 7 OF
THE TOWN AND COUNTRY PLANNING
(GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

I hereby certify that:

1. 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 of any part of the land

Owners Name	Address at which notice was served	Date on which notice was served
SMITH HAMILTON LTD/ SHOTTESBROOK ESTATES	MR B E E SMITH SHOTTESBROOK ESTATES SHOTTESBROOK FARM WHITE WALTHAM MAIDENHEAD	27.06.2001

to which the application relates as listed below. (See Notes 1&3 overleaf)

2. None of the land to which the application relates is, or is part of an agricultural holding. (Delete if not applicable and see Note 2 overleaf)

Signed K O DOLBY Date 26.06.01

Please see notes overleaf.

Notes on completing the certificate

1. For the purposes of these certificates, "owner" means a person having a freehold interest, or a leasehold interest with an unexpired term of at least seven years. If the applicant has a leasehold interest only, Certificate B must be completed irrespective of the length of the unexpired term of the lease and notification given to the freehold owner that the application is being made. Similarly, if the applicant is the freehold owner, any person with a leasehold interest in all or part of the land where the lease has seven or more years to run, must be given notification of the application.

2. If any of the application site is, or is part of an agricultural holding, notification must be given to any agricultural tenant who has an interest in any part of the land, and the Agricultural Holdings Certificate below must be completed and signed. If any part of the land is, or is part of , an agricultural holding, but no agricultural tenancies exist, please delete part 2 of Certificate A or B as appropriate and write "not applicable" on the Agricultural Holdings Certificate.

3. All notifications required by virtue of these certificates must be carried out in the form shown on Notice No.1 which is obtainable from the Planning Department.

Agricultural Holdings Certificate

The applicant has given the required notice to every person other than him/her self 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:

Tenants Name	Address at which notice was served	Date on which Notice was served

Signed..... K O DOLBY.....

On behalf of.....SWAYFIELDS LTD.....

Date.....26.06.01.....

TOWN AND COUNTRY PLANNING ACT, 1990

Notice under section 66 of application for planning permission

NOTICE NO. 1

(a) Insert address or location of proposed development.

(b) Insert name of the District Council in whose area the land proposed to be developed is situated

(c) Insert name of applicant.

(d) Insert description of the proposed development.

(e) Insert address of District in whose area the land proposed to be developed is situated.

Proposed development at (a) LAND ADJACENT TO GREAT WOOD, SOUTH OF J8/9 M4

TAKE NOTICE that application is being made to the (b) ROYAL BOROUGH OF WINDSOR & M'HEAD Council by (c) SWAYFIELDS LTD

for planning permission to (d) DEVELOP A MOTORWAY SERVICE AREA

If you should wish to make representations about the application, you should do so by writing within 20 days of the date of service of this notice to the Director of Planning at (e) DEVELOPMENT CONTROL UNIT, ASTON HOUSE, YORK ROAD, MAIDENHEAD, BERKS, SL6 1PS

Signed K O DOLE

*On behalf of SWAYFIELDS LTD

Date 25 JUNE 2001

*Delete whichever is inappropriate

TOWN AND COUNTRY PLANNING ACT, 1990

Notice under section 66 of application for planning permission

NOTICE NO. 2

(a) Insert address or location of proposed development.

(b) Insert name of the District Council in whose area the land proposed to be developed is situated

(c) Insert name of applicant.

(d) Insert description of the proposed development.

(e) Insert address of District in whose area the land proposed to be developed is situated.

Proposed development at (a) .....

Notice is hereby given that application is being made to the (b) .....

..... Council by (c) .....

for planning permission to (d) .....

Any owner of the land (namely a freeholder or a person entitled to an unexpired term of at least 7 years under a tenancy) who wishes to make representations to the above-mentioned council about the application should do so by writing within 20 days of the date of service of this notice to the Director of Planning at (e) .....

Signed .....

*On behalf of .....

Date .....

*Delete whichever is inappropriate

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 1

The Royal Borough Windsor & Maidenhead
planning & environment

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

THE DEVELOPMENT CONTROL UNIT
ASTON HOUSE
YORK ROAD
MAIDENHEAD
BERKSHIRE SL6 1PS
Tel: 01628 796050
Fax: 01628 796438

PLEASE READ "NOTES TO HELP APPLICANTS" BEFORE COMPLETING THIS FORM

1.	**Applicant's Name**	SWAYFIELDS LTD
	Address	1 CASTLE HILL LINCOLN
	Postcode	LN1 3AA
	(daytime) Telephone	01522 523737
	E-Mail	keithdolby swayfields.uk.com darrenhird swayfields.uk.com
2.	**Agent's Name**	
	Address	
	Postcode	
	Telephone	
	E-Mail	
	Contact Name	

RECEIVED 28 JUN 2001 P.P.S. ASTON HOUSE D.C. UNIT

3.	Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in **blue**. **Site Address or Location**	LAND ADJACENT M4 MOTORWAY AND GREAT WOOD, MAIDENHEAD, BERKSHIRE
4.	**What is the application for?** Give brief details and state for what purpose the site and any buildings will be used. **Proposed Development**	MOTORWAY SERVICE AREA TO SERVE THE WESTBOUND CARRIAGEWAY OF THE M4 MOTORWAY
5.	**State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£ 4,750.00

6. **State the applicant's interest in the land.** Circle as appropriate. **Owner/(Prospective Purchaser)/Lessee/.....(specify)**

7. **Give the area** in hectares or part of a hectare. **Total Site Area** 19.5 hectares

8. **If your application involves the provision or demolition of dwelling(s)**, then also give **Net Site Area** hectares (see notes)

9. **List all the plans and drawings** submitted with the application, or enclose a separate schedule. **Plans/Drawings** (to scale)
LOCATION PLAN 133M/1A
SITE LAYOUT PLAN 12-1030.03.01A

10. **Does the application involve any of the following?** (Tick all relevant boxes)

Change of Use	☐	**Demolition**	☐
Erection of New Building	☑	**Alteration or Extension**	☐
Engineering Operation	☑	e.g. new drainage or structure adjacent or on highway/alteration of an access	

1. What type of application is this?
(Tick ONE box only)

Outline Permission	☑	See question 12
Full Permission	☐	
Approval of Detail/Reserved Matters	☐	State relevant Outline Permission number. Also complete Question 12.
Temporary Permission	☐	State period required.
Variation/Relaxation of Conditions	☐	State relevant permission no.
		Condition numbers to be varied/ relaxed.

If this is an Outline application or an Approval of Reserved Matters, which details, if any, do you wish to be considered as part of this application? If none, tick 'none' box.
(Tick all relevant boxes)

None	☐	Siting	☐
External Appearance	☐	Design	☐
Means of Access	☑	Landscaping	☐

What is the existing use of the land/building?
e.g. residential , industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

AGRICULTURAL FARM LAND

Does a Public Right Of Way (Bridleway, Footpath, BOAT, RUPP) **cross the site or run adjacent to the site or the *proposed access*?** YES/NO — If YES, show existing route(s) and any proposed alterations on the plans.

Do the proposals require any diversions/extinguishments and/or creation of Rights of Way? YES/NO

Are there any trees on the site? YES/NO — *If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled.*

If yes, are any to be felled? YES/NO — If YES, please supply a tree survey.

Building materials etc.

Please state type and colour of materials for:

A. External Walls	B. Roofs
C. Walls, fences etc.	

How will surface water be disposed of?

TO WATER COURSE VIA BALANCING POND

How will foul sewage be disposed of? To existing system? YES/NO

If NO, please give details.

TO ON SITE TREATMENT PLANT

If YES, will there be any alterations to a non-mains drainage system? YES/NO

If YES, give full details (see notes).

What are the access arrangements?
Give details of pedestrian and vehicular accesses

As existing	NO
As proposed	SEE SITE LAYOUT. DETAILS TO BE PROVIDED WITH TRAFFIC ASSESSMENT TO FOLLOW

(or provide scale plan of proposals)

20. **Has provision been made for the disabled?** YES/NO
See notes for applicants

28 JUN 2001

21. **If this proposal involves residential development or the loss of residential units, complete this table:**

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bed dwellings	2-bed dwellings	3-bed dwellings	4-bed+ dwellings
House-Detached								
-Semi								
-Terraced								
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobiles								
Total								

22. **How many of the proposed dwellings can be defined as sheltered?**

23. **How many of the proposed dwellings can be defined as affordable?** (see notes)

24. **Does the proposal involve the loss or gain of any non-residential building or use?** YES/~~NO~~XXX If YES complete part 2 of the form overleaf.

25. **What provision is being made for parking?**

SEE SITE MASTERPLAN

	Cars (Off-Street)		of which, Disabled Person Spaces	Motor-bikes	Cycles	HGVs
	Private	Communal				
Existing						
Proposed						
Total						

26. **Does the proposal involve the extraction or processing of minerals: the disposal of mineral waste; or the deposit or processing of refuse and waste materials?** YES/~~NO~~XXX If YES please ask for and complete part 3 of the form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED ..... ON BEHALF OF ..SWAYFIELDS LTD..... DATE ..22.06.01.....

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

PART 2

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

. State the gross floorspace in square metres (by external measurement) of all buildings to which this application refers.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS			250	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			1800	
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS			1680	
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please specify				
	Please specify				
	TOTAL			3730	

. **If a C1 or C2 Use is proposed, please state number of bed spaces.** 60

. **What is the estimated number of vehicle trips going to the site in a normal working day?**

	Cars	HGVs
Existing		450
Proposed		40

. **Describe the activity or processes to be carried on.** Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

THE PROVISION OF SERVICES TO THE MOTORING PUBLIC INCLUDING FACILITIES FOR:REFUELLING, RESTAURANT, OVERNIGHT ACCOMODATION, PICNIC AREAS & PARKING

. **Who will occupy the premises?**

(a) Give the name and current operating address of the proposed occupier.

(a) EXTRA MSA SERVICES LTD

(b) Will these present premises be vacated?

(b) N/A

. **If known, how many people are likely to be employed on site after completion of the development?**

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL
———	———	200	200

. **Does the proposal involve the use or storage of any of the hazardous substances listed in the notes?** YES/NO

If YES, state which material, the quantity and method of storage.

fore submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new rk are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be companied by the appropriate Article 7 Certificate. See NOTES TO HELP APPLICANTS.

Swayfields Ltd.

1 Castle Hill
Lincoln
LN1 3AA

Tel: (01522) 523737
Fax: (01522) 510799

ENVIRONMENTAL IMPACT ASSESSMENT

M4 GREAT WOOD MAIDENHEAD

MOTORWAY SERVICE AREA

JUNE 2001

VOLUME 3

CON/2001/4463

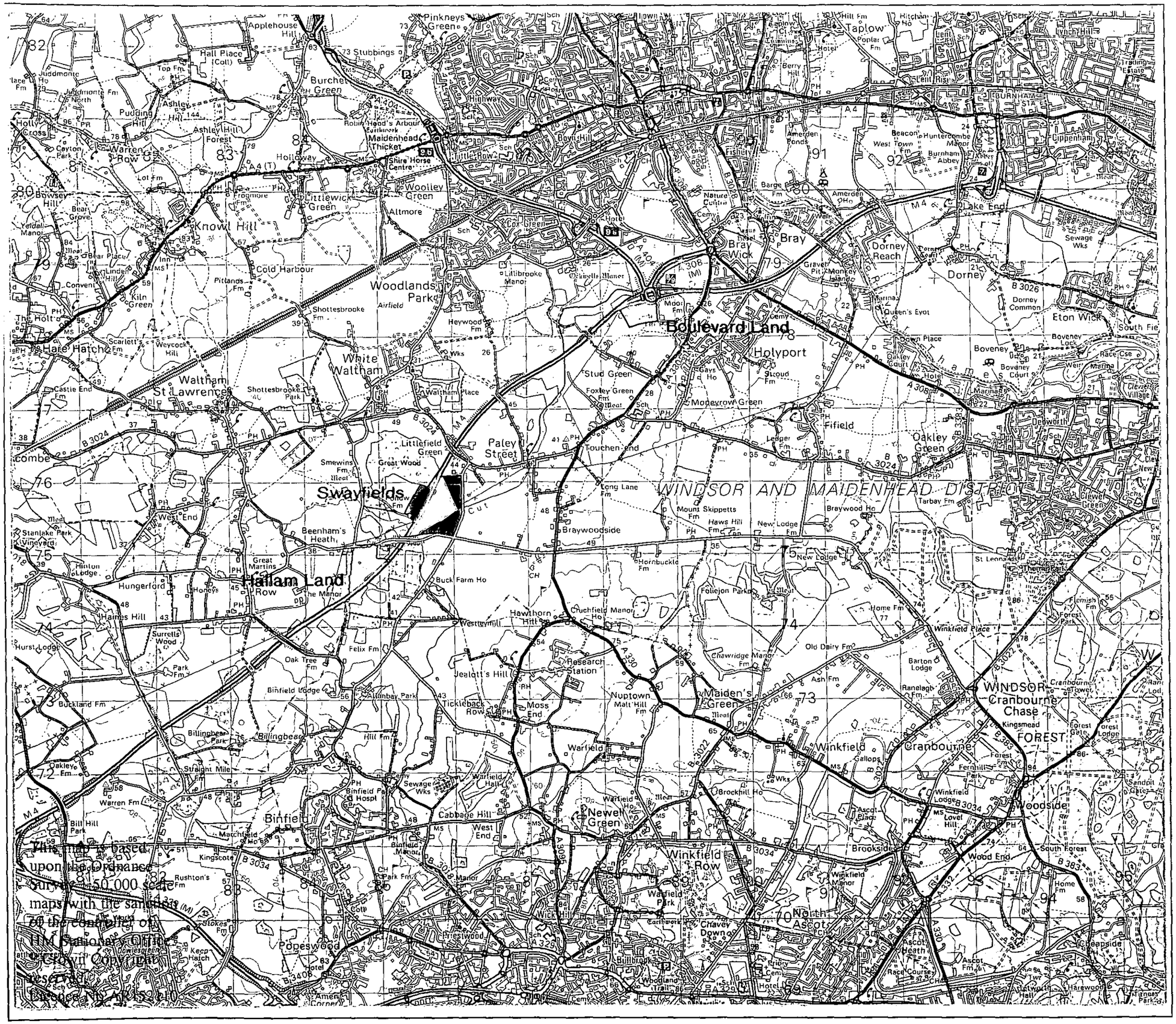
6.0 PLANS AND PHOTOGRAPHS

Plan No	Title	Scale
Plan 1	Location Plan	1:50000
Plan 2	Vegetation Settlement and Landuse	1:10000
Plan 3	Topography	1:25000
Plan 4	Nature and Building Conservation	1:25000
Plan 4a	Listings of Littlefield Farmhouse	
Plan 4b	Habitat Survey	1:5000
Plan 5	Planning Designations and Constraints Map	1:50000
Plan 6a	Visual Assessment (without developments)	1:10000
Plan 6b	Visual Assessment (built development year1)	1:10000
Plan 6c	Visual Assessment (built development year 7)	1:10000
Plan 7	Masterplan	1:1250
Plan 8	Lighting Units (photographs)	
Plan 8b	Lighting Layout (Urbis Ltd.)	1:500
Plan 9	Off Site Planting and Cross-Section Locations	1:2500
PHOTOGRAPHS		
Plan 10	Photograph location Plan	1:10000
Plan 10a	Photographs 1and 2	
Plan 10b	Photographs 3 and 4	
Plan 10c	Photographs 5 and 6	
Plan 10d	Photographs 7 and 8	
Plan 10e	Photograph 9	
Plan 11a	Cherwell Valley MSA	
Plan 11b	Clacket Lane MSA	
Plan 12	Visibility Cross-Sections	
Plan 13	Access Arrangements (HSL Ltd.)	

SITE LOCATION

Proposed MSA Site

Land Controlled By Applicant


Boulevard Land
Swayfields
Hallam Land
WINDSOR AND MAIDENHEAD DISTRICT
WINDSOR
Cranbourne Chase
FOREST
Bray
Maidenhead Thicket
Woodlands Park
White Waltham
Holyport
Fifield
Oakley Green
Paley Street
Littlefield Green
Waltham St Lawrence
Binfield
Winkfield
Winkfield Row
Warfield
Maiden's Green
Newell Green
Braywoodside
Touchen-end
Moneyrow Green
Stud Green
Dorney
Dorney Reach
Lake End
Eton Wick
Boveney
Taplow
Burnham
Cippenham
Knowl Hill
Littlewick Green
Woolley Green
Cold Harbour
Shottesbrooke
Waltham Place
Long Lane
Mount Skippetts
Hawthorn Hill
Jealott's Hill
Research Station
Nuptown
Moss End
Tickleback Row
Cabbage Hill
Brockhill Ho
Ascot Place
Brookside
Woodside
North Ascot
Ascot Heath
Chavey Down
Warfield Park
Cranbourne
Winkfield Lodge
Lovel Hill
Wood End
South Forest
Kingsmead
Forest Gate
Forest Lodge
Ranelagh Fm
Barton Lodge
Ash Fm
Old Dairy Fm
Chewridge Manor Fm
Winkfield Place
Folliejon Park
Home Fm
New Lodge
Hornbuckle Fm
Buck Farm Ho
Hawthorn Hill
Cruchfield Manor Ho
Westleymill
Great Martins
Hungerford
Haines Hill
Hurst Lodge
Surretts Wood
Oak Tree Fm
Felix Fm
Buckland Fm
Binfield Lodge
Billingbear Park
Straight Mile
Oakley Fm
Warren Fm
Bill Hill Park
Kingscote
Rushton's
Stokes
Popeswood
Amen Corner
Beenham's Heath
Great Wood
Smewins Fm
Stanlake Park Vineyard
Hinton Lodge
West End
Pudding Hill
Ashley Hill
Ashley Hill Forest
Warren Row
Holt's Cross
Hall Place (Coll)
Applehouse Hill
Pinkneys Green
Stubbings
Burchetts Green
Robin Hood's Arbour
Holloway
Shire Horse Centre
Altmore
Knowl Hill
Bowsey Hill
Yeldall Manor
Bear Grove
Bear Place
Linden Hill
Convent
Kiln Green
Pittands Fm
The Holt
Hare Hatch
Scarlett's Fm
Weycock Hill
Castle End
Shottesbrooke Park
Heywood Fm
Lillibrooke Manor
Cox Green
Nature Cutting
Barge Fm
Amerden Pond
Amerden Ho
Fishery
Bray Wick
Graven Pit
Monkey Island
Queen's Eyot
Marina
Down Place
Oakley Court Hotel
Dorney Common
Sewage Wks
Boveney Lock
Boveney Court
Race Cse
Clewer Village
Clewer Green
Tarbay Fm
Braywood Ho
New Lodge
Ledger Fm
Mount Skippetts Fm
Haws Hill Fm
Long Lane Fm
Touchen-end
Foxley Green Fm
Gays Ho
Stroud Fm
Oakley Court Hotel
Down Place
Marinas
Dedworth
Clewer New Sch
Beacon Hunterscombe Manor
West Town Fm
Burnham Abbey
Burnham Sta
Lynch Hills
Trading Estate
Poplar Fm
Berry Hill
Hitcham Ho
Hill Fm
Highway
Down Hill
Little Row
Fishery
Amerden Ponds
Barge Fm
Amerden Ho

VEGETATION, SETTLEMENT & LANDUSE

- Application Site Boundary
- Land Controlled By Applicant
- Woodland
- Hedgerow/ trees
- Agriculture
- Industrial/ Commercial
- Residential
- Motorway
- 'A' Road
- 'B' Road
- 'C' Road
- Watercourse
- Footpath
- Road used as Public Right of Way

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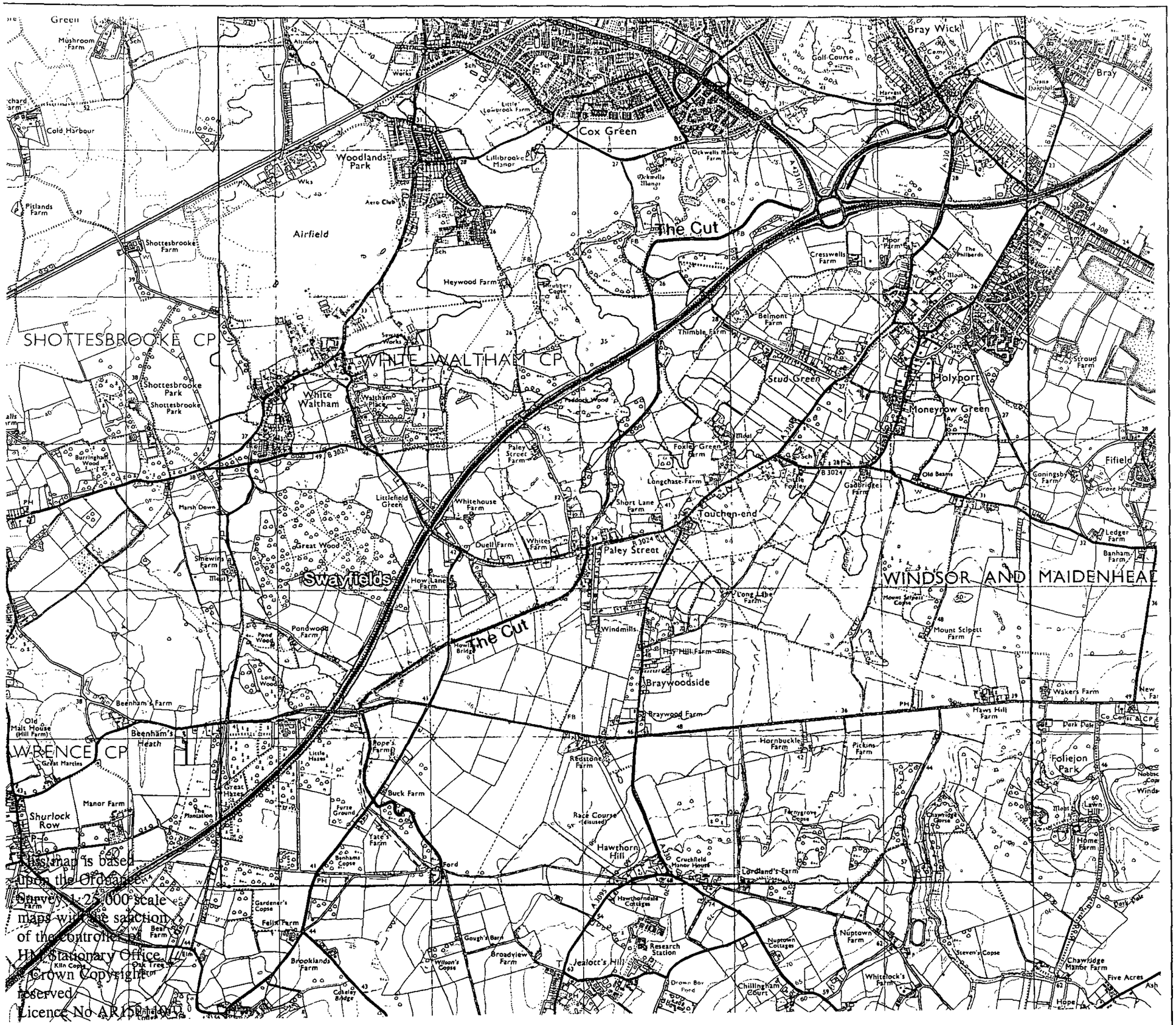
PLAN 2

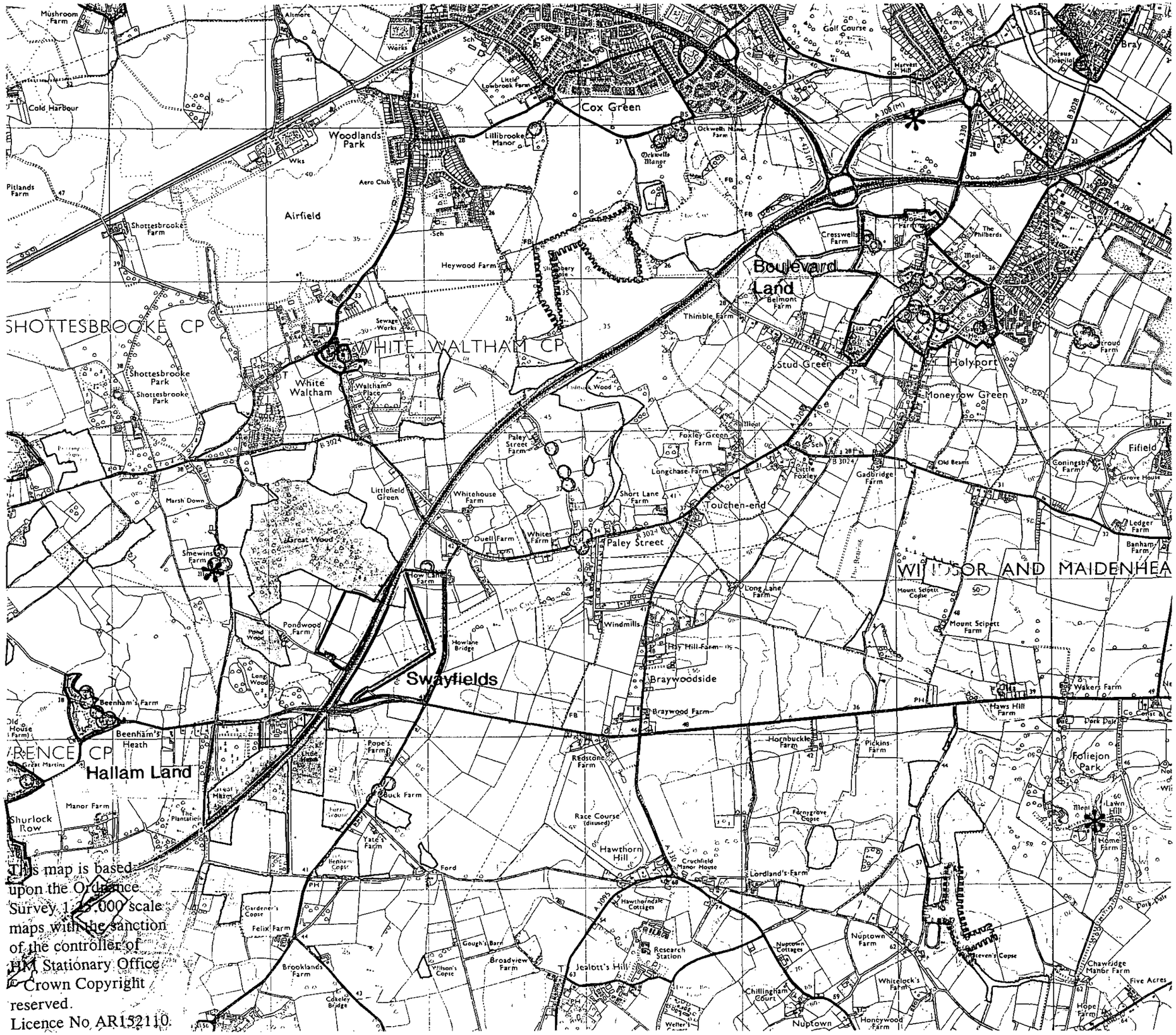
N

SCALE 1:10,000

0 50 200 400

100 300


Green
Mushroom Farm
Cold Harbour
Pitlands Farm
Shottesbrooke Farm
Woodlands Park
Aero Club
Airfield
Heywood Farm
SHOTTESBROOKE CP
WHITE WALTHAM CP
Shottesbrooke Park
White Waltham
Waltham Place
Paddock Wood
Burringham Wood
Marsh Down
Littlefield Green
Whitehouse Farm
Great Wood
Duell Farm
Shawins Farm
Swayfields
How Lane Farm
Pond Wood
Pondwood Farm
Long Wood
Beenham's Farm
Old Malt House (Hill Farm)
Beenham's Heath
Great Martins
Little Hazes
Great Hazes
The Plantation
Purze Ground
Buck Farm
Yate's Farm
Benhams Copse
Shurlock Row
Manor Farm
Gardener's Copse
Felix Farm
Bear Farm
Kiln Copse
Oak Tree
Brooklands Farm
Cosgrey Bridge
Gough's Barn
Wilson's Copse
Broadview Farm
Jealott's Hill
Research Station
Drown Boy Pond
Chillingham Court
Nuptown Cottages
Nuptown Farm
Whitelock's Farm
Steven's Copse
Chawridge Manor Farm
Five Acres
Hope
Ash
Hawthorndale Cottages
Hawthorn Hill
Race Course (disused)
Crouchfield Manor House
Lordland's Farm
Redstone Farm
Rope's Farm
Hornbuckle Farm
Pickins Farm
Farngrove Copse
Chawridge Gorse
Foliejon Park
Lawn Hill
Home Farm
Dark Dale
Wakers Farm
Haws Hill Farm
Braywood Farm
Braywoodside
Windmills
Hilly Hill Farm
Howe Bridge
Long Lane Farm
Mount Sciperit Copse
Mount Sciperit Farm
WINDSOR AND MAIDENHEAD
Cox Green
Lillibrooke Manor
Ockwells Manor Farm
Ockwells Manor
The Cut
Cressewells Farm
Moor Farm
The Philberds
Belmont Farm
Thimble Farm
Stud Green
Holyport
Moneyrow Green
Stroud Farm
Foxley Green Farm
Paley Street Farm
Longchase Farm
Little Foxley
Gaddbridge Farm
Old Beams
Goningsby Farm
Grove House
Fifield
Ledger Farm
Banham Farm
Short Lane Farm
Touchen-end
Paley Street
Bray Wick
Golf Course
Harvest Hill
Bray
Little Lowbrook Farm
Altmore
Works
Sch
Cemy
Stone Dashfield
Cemy
A 308
A 308 (M)
A 423 (M)
A 423
A 3095
B 3024
B 3024
B 3024



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NATURE & BUILDING CONSERVATION INTERESTS

- Proposed MSA Development Sites
- Site of Special Scientific Interest
- Wildlife Heritage Site
- Conservation Area
- Listed Building
- Scheduled Ancient Monument

PLAN 4

N

SCALE 1:25,000

0 50 100

25 75

SU 87 NE — WHITE WALTHAM — HOWE LANE (west side)

9/35 — Littlefield Farmhouse

II

Hall house, now house. Mid C16, altered early C17, altered and extended mid C20. Timber frame with brick infill, old tile gabled roof. Rectangular plan of 2 framed bays with one framed bay stair turret at rear and early C20 extension to left. 2 storeys. External chimney at each end, with clay pots. C19 casement windows. Entrance (east) front: one 2-light window and one 3-light window on first floor. Similar but larger windows, on ground floor, with small lean-to roof projection between in position of former door. Interior: newel stair in rear turret. Former hall in southern bay with inserted floor of plain chamfered joists. Old window opening on ground floor of 2 lights with diamond mullions and shutter grooves. Similar window on first floor but of 4 lights. Queen post roof which clasped purlins and long curved windbraces. The C20 extension on the left is of no special interest.

SU 87 SE — WHITE WALTHAM — HOWE LANE (south east side)

12/2 — Buck Farmhouse

G.V. — II

Farmhouse, now house. 1829, extended late C19, altered C20. Brick with vitreous headers; low-pitched hipped slate roof. Rectangular plan with extensions at rear. 2 storeys. 2 chimneys with clay pots at rear. Sash windows with thin glazing bars, gauged brick arches. 3-bay front with central blind panel on first floor with a deer and a date of 1829 painted on. Panelled entrance door with semi-circular fanlight and semi-circular moulded hood over.

SU 87 SE — WHITE WALTHAM — HOWE LANE (south east side)

12/3 — Barn and animal shelter approx 20 metres south west of Buck Farmhouse

G.V. — II

Bay barn and animal shelter, formerly part of Buck Farm, now disused. Late C17 and C18. Barn: timber frame, weatherboarded, corrugated iron half-hipped roof. Animal shelter: C18, brick with old tile gabled roof. Rectangular plan of 5 framed bays: midstrey on west with aisle on right of midstrey and animal shelter on left of midstrey with a central entrance opening with segmental head and plank door. Interior: Barn, queen post roof trusses, 2 sets of clasped purlins; straight braces and posts with no jowls.

PLAN 4a

HABITAT SURVEY

KEY

- BOUNDARY OF SURVEY AREA
- SEMI-NATURAL WOODLAND
- HEDGEROWS
- MATURE HEDGEROW TREES
- SCRUB
- ROUGH GRASSLAND
- RUNNING WATER
- ROUGH GRASSLAND WITH TALL HERBS
- WOODLAND BELT
- FIELD BOUNDARY REMOVED

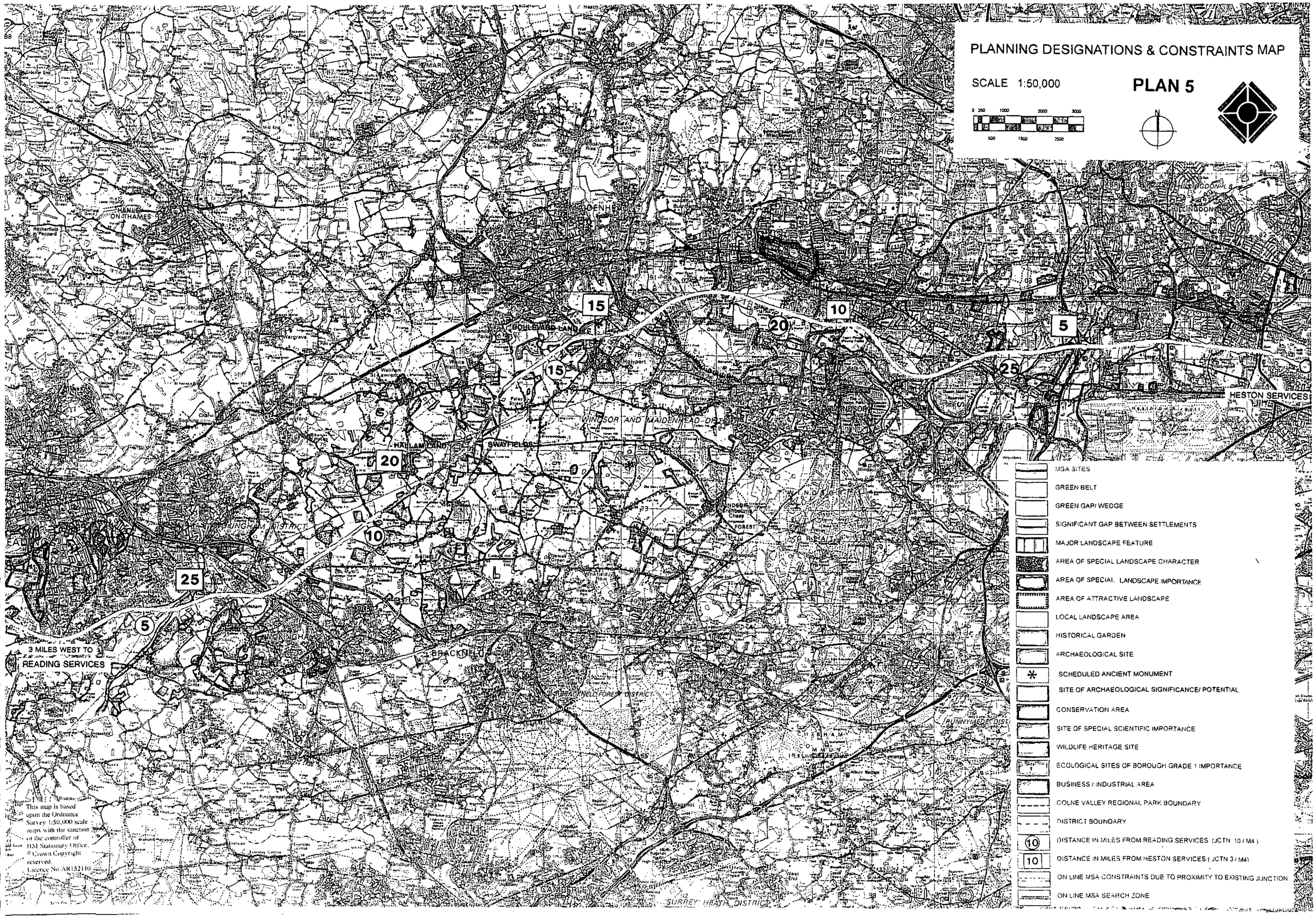
PLAN 4b

N

Scale 1:5000

0m 100 300

50 200


PLANNING DESIGNATIONS & CONSTRAINTS MAP
SCALE 1:50,000
PLAN 5
0 250 1000 2000 3000
500 1500 2500
N
MAIDENHEAD
HENLEY ON THAMES
BOULEVARD LANDS
HALLAM LAND
SWAYFIELDS
WINDSOR AND MAIDENHEAD DIST
WOKINGHAM DISTRICT
BRACKNELL
BRACKNELL FOREST DISTRICT
RUNNYMEDE DIST
CAMBERLEY
SURREY HEATH DISTRICT
HESTON SERVICES
3 MILES WEST TO READING SERVICES
15
10
20
5
25
MGA SITES
GREEN BELT
GREEN GAP/ WEDGE
SIGNIFICANT GAP BETWEEN SETTLEMENTS
MAJOR LANDSCAPE FEATURE
AREA OF SPECIAL LANDSCAPE CHARACTER
AREA OF SPECIAL LANDSCAPE IMPORTANCE
AREA OF ATTRACTIVE LANDSCAPE
LOCAL LANDSCAPE AREA
HISTORICAL GARDEN
ARCHAEOLOGICAL SITE
SCHEDULED ANCIENT MONUMENT
SITE OF ARCHAEOLOGICAL SIGNIFICANCE/ POTENTIAL
CONSERVATION AREA
SITE OF SPECIAL SCIENTIFIC IMPORTANCE
WILDLIFE HERITAGE SITE
ECOLOGICAL SITES OF BOROUGH GRADE 1 IMPORTANCE
BUSINESS / INDUSTRIAL AREA
COLNE VALLEY REGIONAL PARK BOUNDARY
DISTRICT BOUNDARY
DISTANCE IN MILES FROM READING SERVICES (JCTN 10 / M4)
DISTANCE IN MILES FROM HESTON SERVICES (JCTN 3 / M4)
ON LINE MSA CONSTRAINTS DUE TO PROXIMITY TO EXISTING JUNCTION
ON LINE MSA SEARCH ZONE
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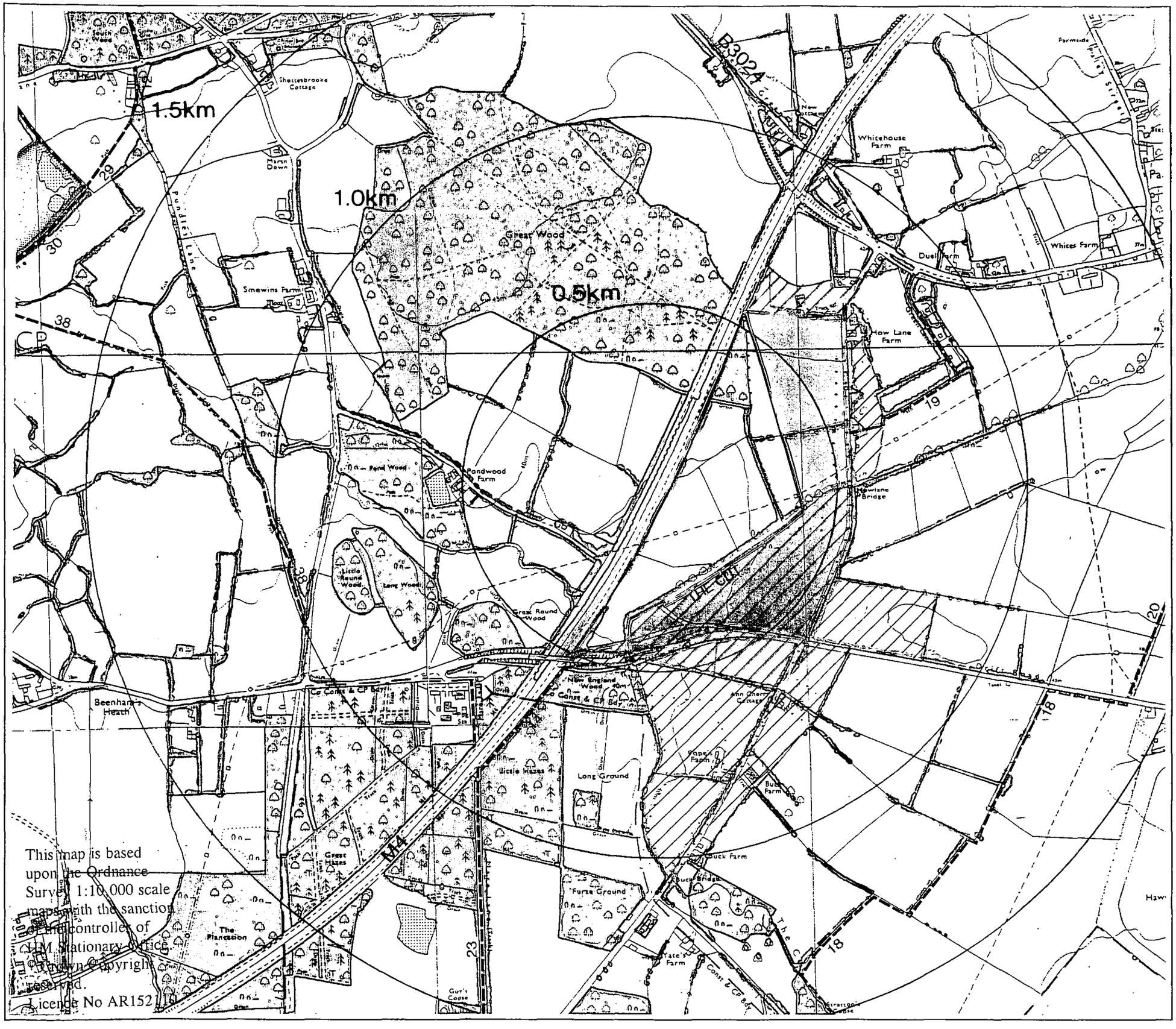
VISUAL ASSESSMENT
(EXISTING SITE WITHOUT DEVELOPMENT)

- Application Site Boundary
- Substantial Views
- Moderate Views
- Slight Views
- Filtered Views
- Public Right Of Way
- Road Used As Public Right Of Way
- Screening Vegetation



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PLAN 6a

N

SCALE 1:10,000

0 50 200 400

100 300



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VISUAL ASSESSMENT
(OF BUILT DEVELOPMENT YEAR 1)

- Application Site Boundary
- Substantial Views
- Moderate Views
- Slight Views
- Filtered Views
- Public Right Of Way
- Road Used As Public Right Of Way
- Screening Vegetation

PLAN 6b

N

SCALE 1:10,000

0 50 100 200 300 400

VISUAL ASSESSMENT
(OF BUILT DEVELOPMENT YEAR 7)



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- Application Site Boundary
- Substantial Views
- Moderate Views
- Slight Views
- Filtered Views
- Public Right Of Way
- Road Used As Public Right Of Way
- Screening Vegetation

PLAN 6c

N

SCALE 1:10,000

0 50 200 400

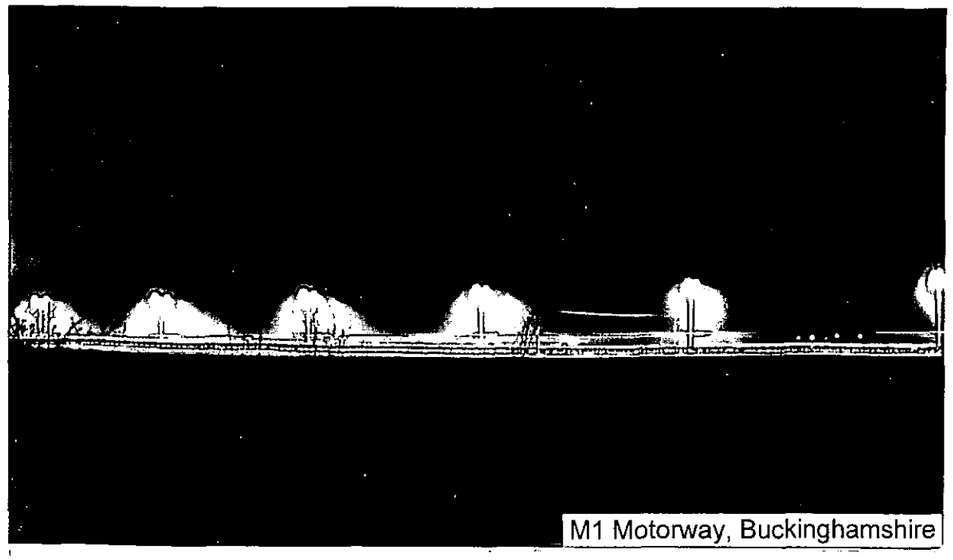
100 300



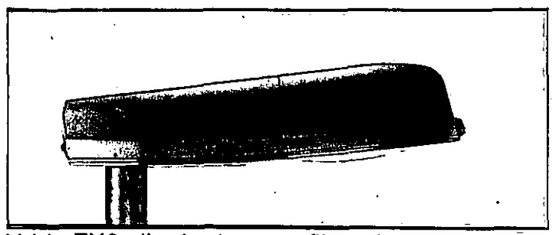
Light spillage resulting from use of non-controlled lanterns and low pressure sodium lamps



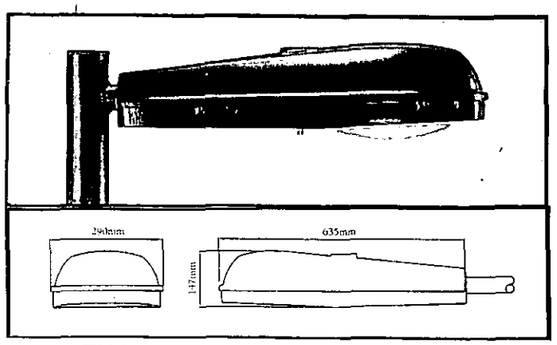
Lighting shown in carpark context



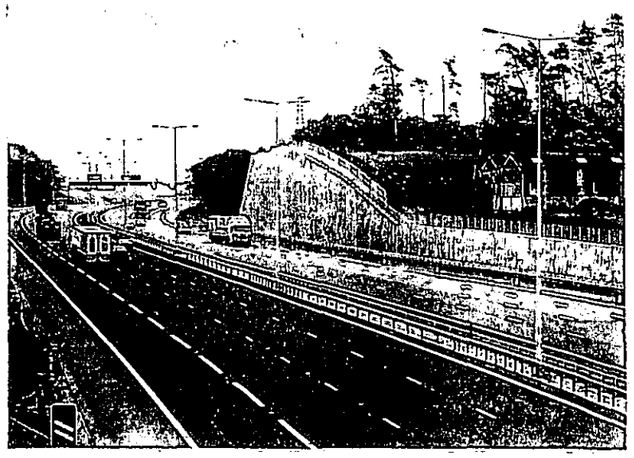
Reduction of spillage through use of high pressure sodium lamps and special light control lanterns



Urbis ZX3 slim lantern profile using flat glass



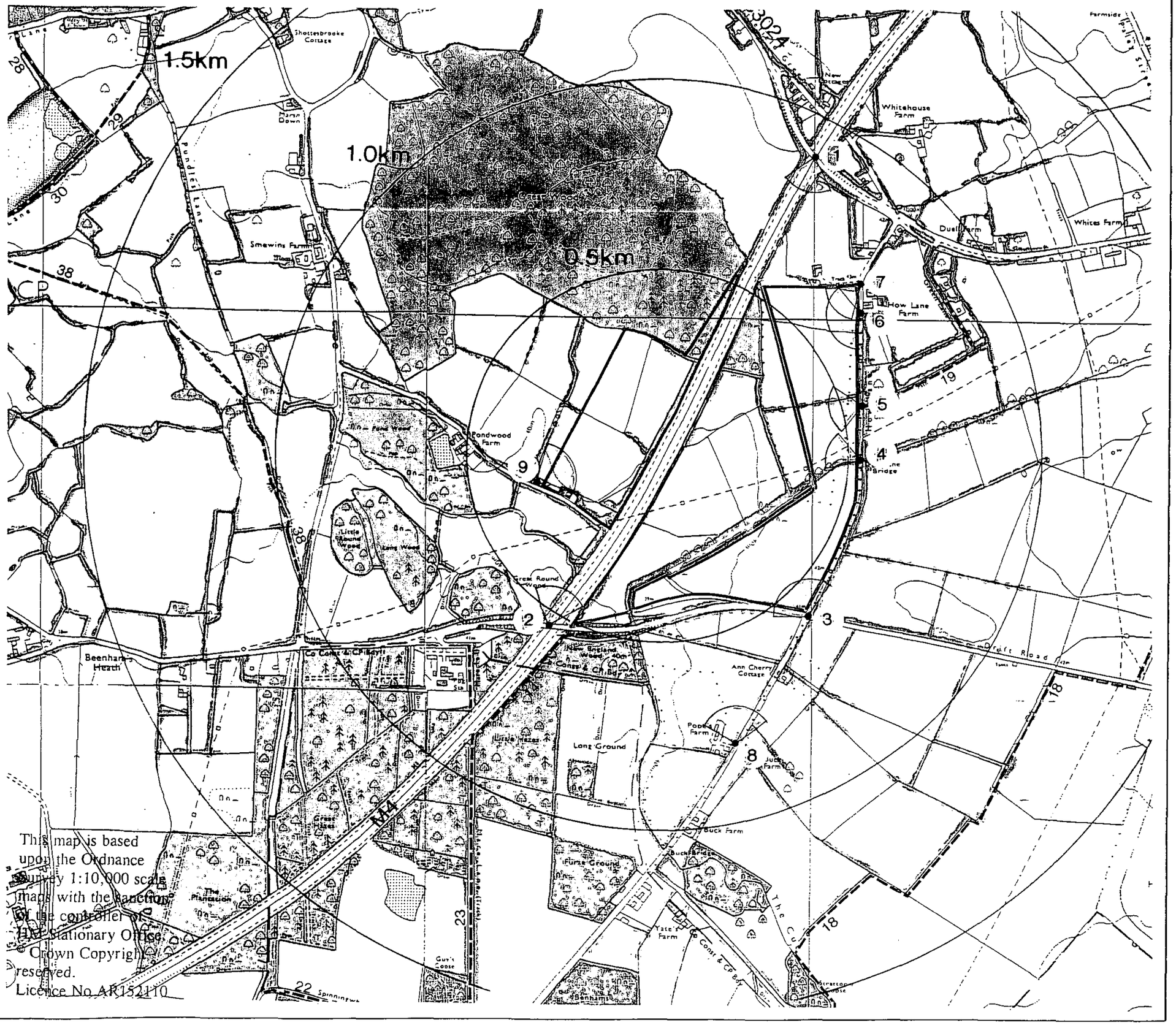
Urbis ZX1 slim lantern profile to use flat glass shown in detail below



Urbis ZX3 slim lantern shown on the M20 motorway,

PLAN 8

PHOTOGRAPH LOCATION PLAN



This map is based upon the Ordnance Survey 1:10,000 scale maps with the sanction of the controller of Her Stationary Office. Crown Copyright reserved. Licence No. AR152110

- Application Site Boundary
- Land Controlled By Applicant
- Photographic Viewpoint
- Public Footpath
- Road used as Public Footpath

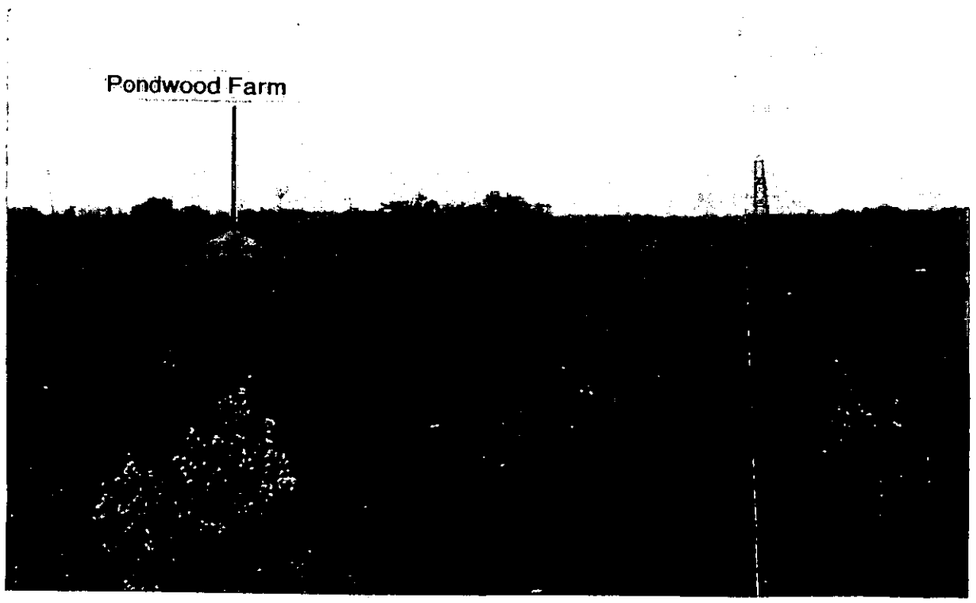
PLAN 10

N

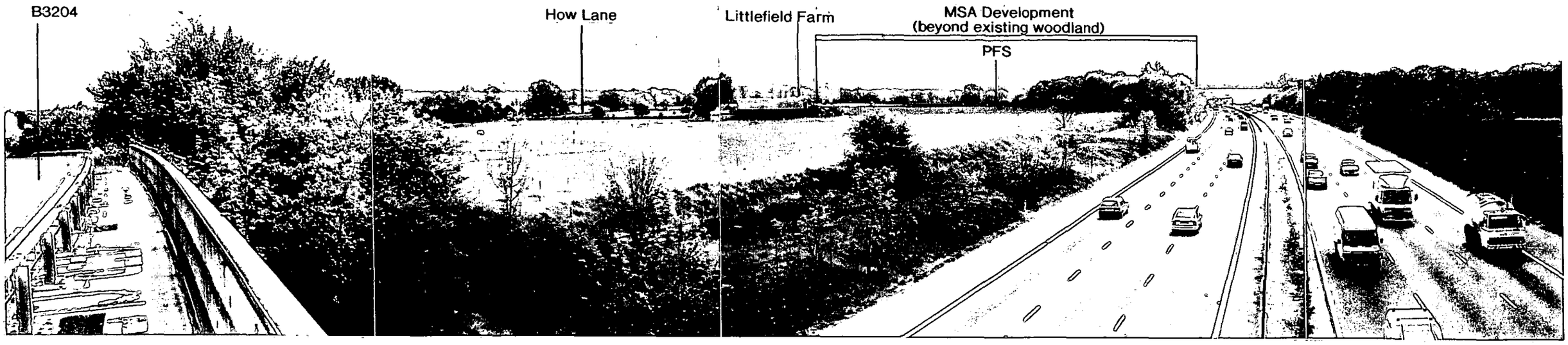
SCALE 1:10,000

0 50 200 400

100 300

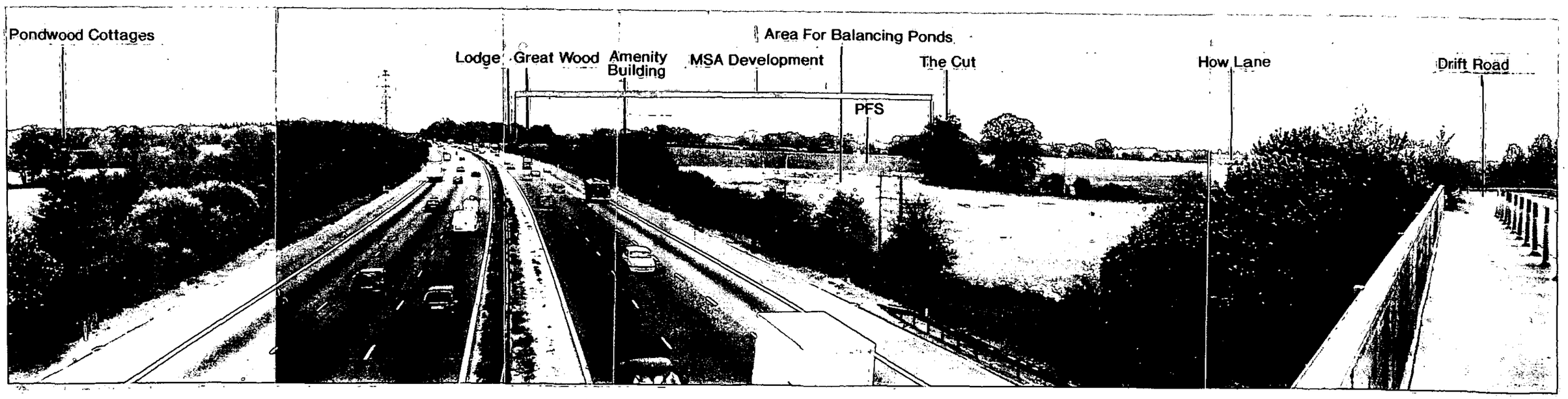


VIEW FROM DRIFT ROAD MOTORWAY OVERBRIDGE SOUTH OF MSA DEVELOPMENT



VIEW FROM B3204 MOTORWAY OVERBRIDGE NORTH OF MSA DEVELOPMENT SITE

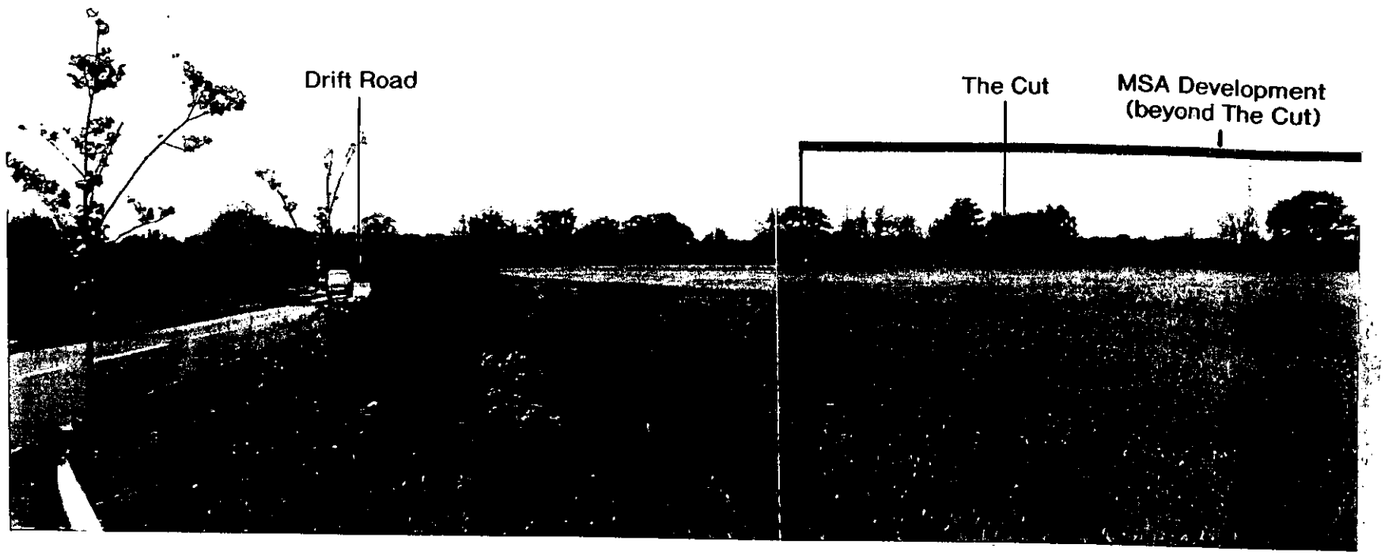
PHOTOGRAPH No.1



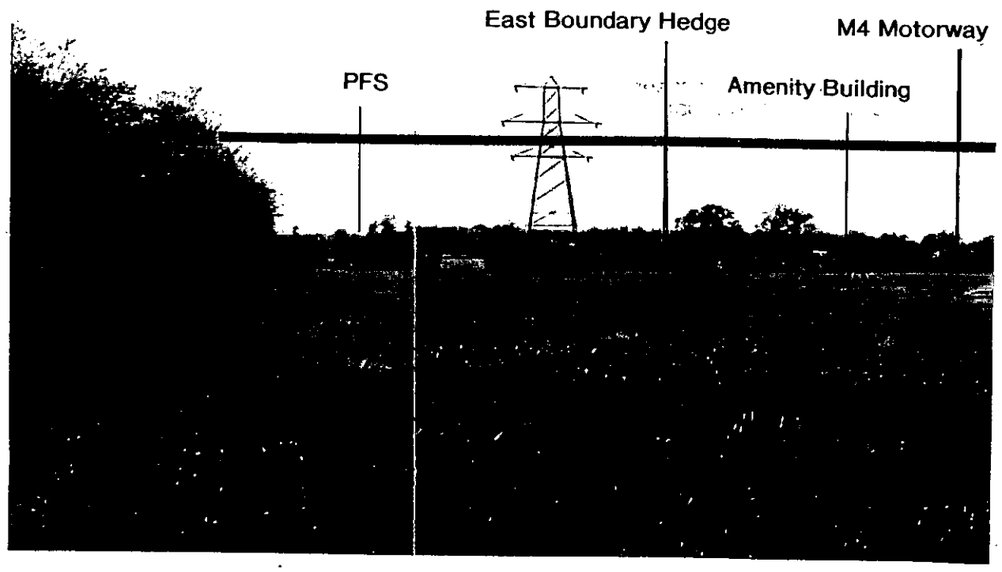
SITE

PHOTOGRAPH No.2

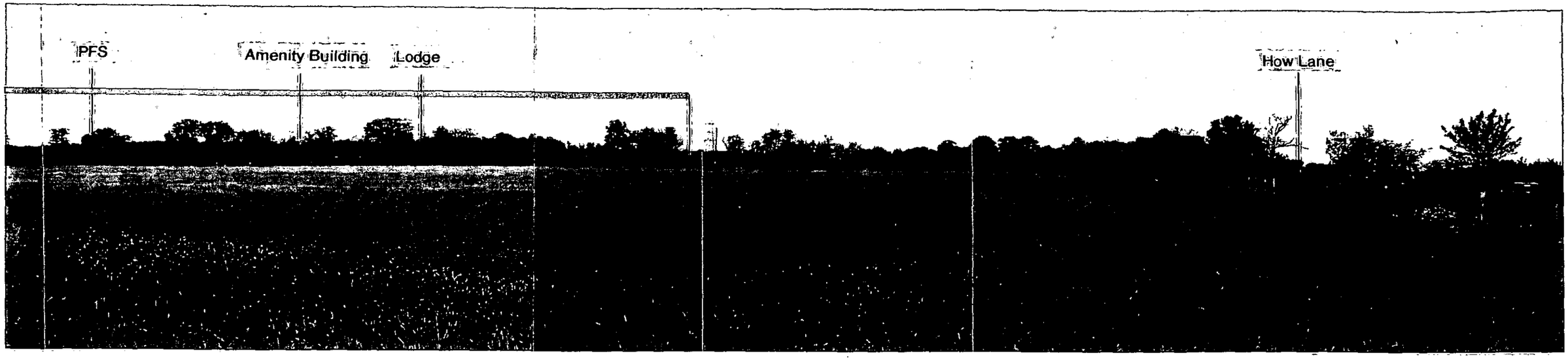
PLAN 10a



VIEW FROM HOW LANE/ DRIFT ROAD ROUNDABOUT LOOKING TOWARDS THE CUT



VIEW FROM NEAR HOW LANE BRIDGE LOOKING WEST INTO MSA DEVELOPMENT SITE



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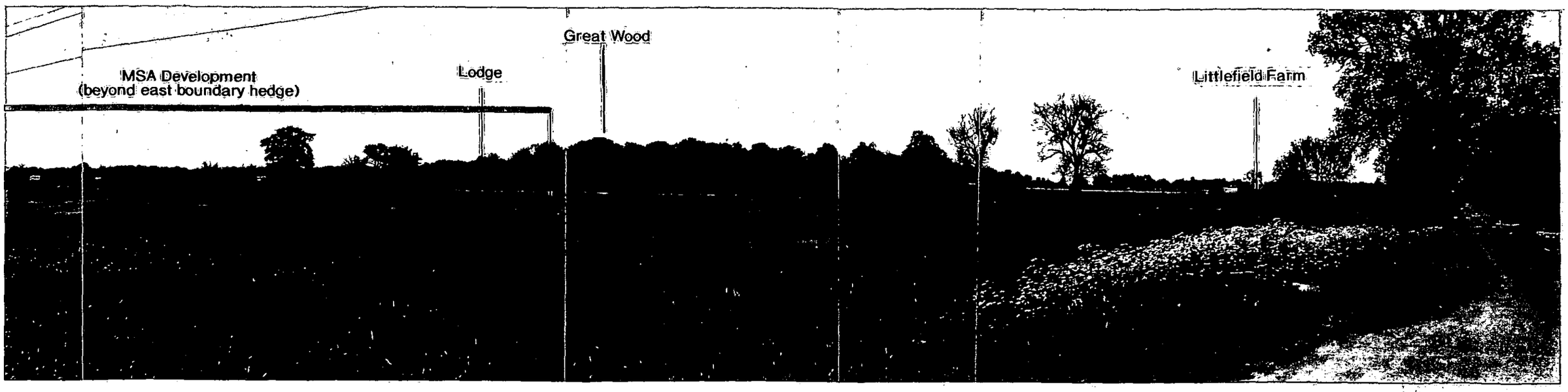
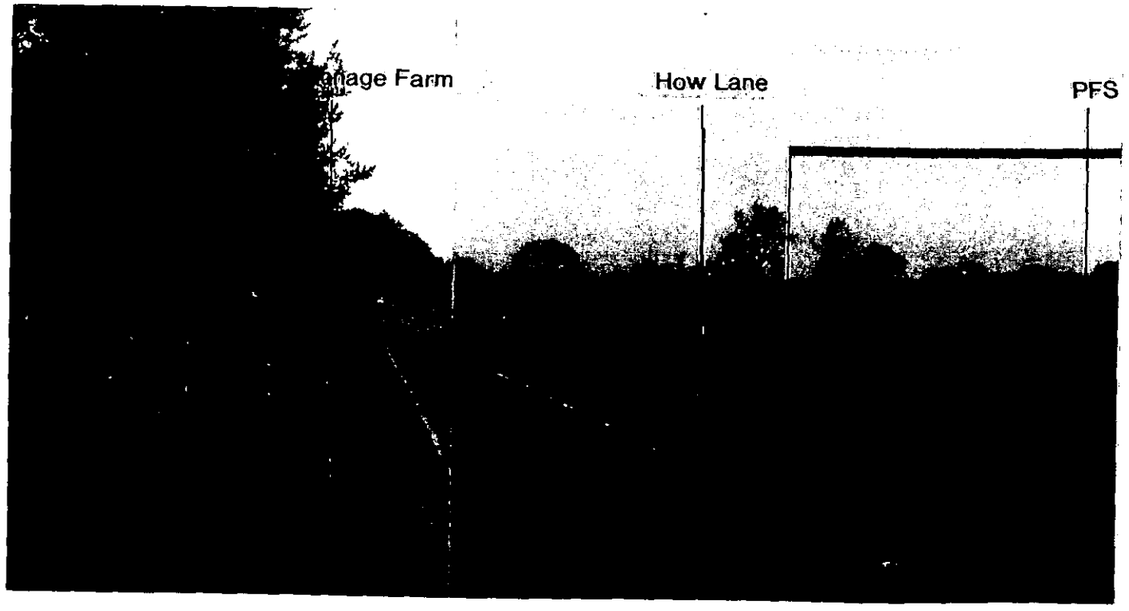
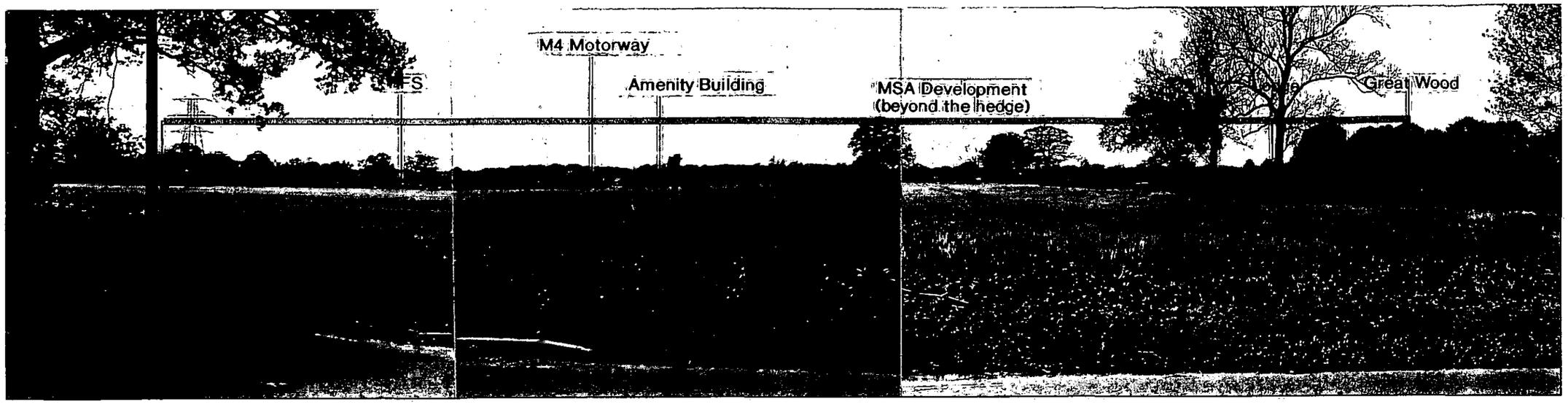


PHOTOGRAPH No.4

PLAN 10b

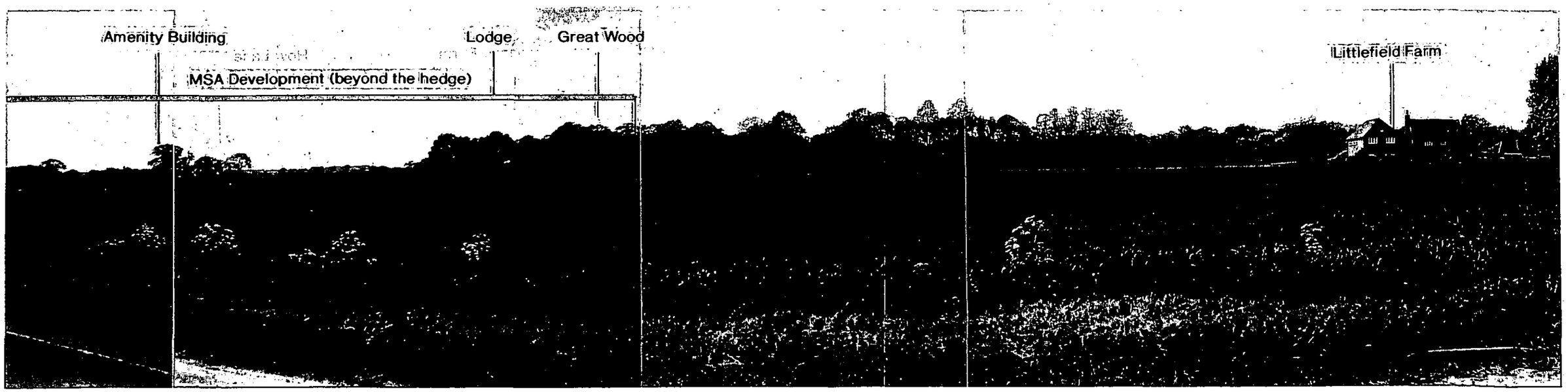


VIEW FROM PARSONAGE FARM TOWARDS MSA DEVELOPMENT SITE



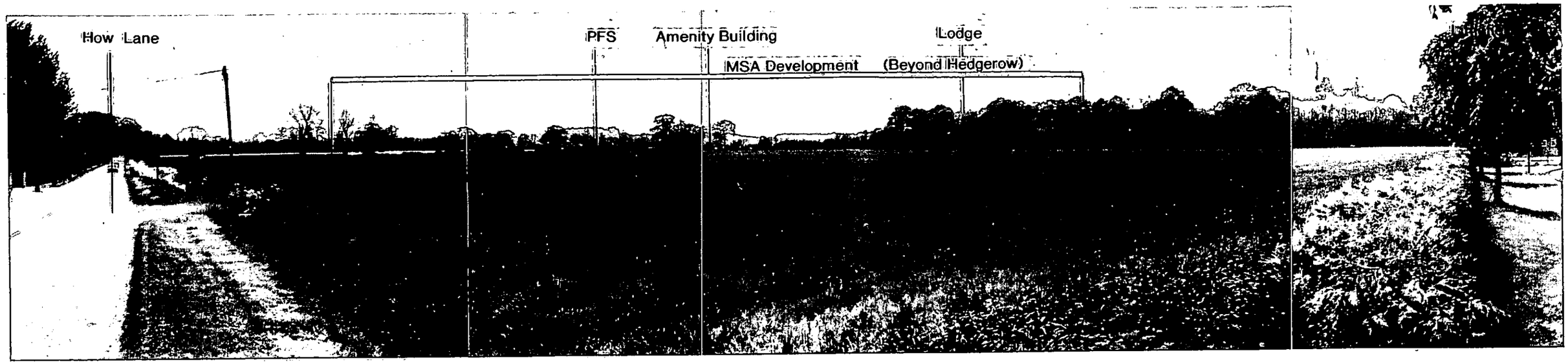
VIEW INTO MSA DEVELPMENT SITE FROM PUBLIC FOOTPATH NO.19 AT JUNCTION WITH HOW LANE

PHOTOGRAPH No.5



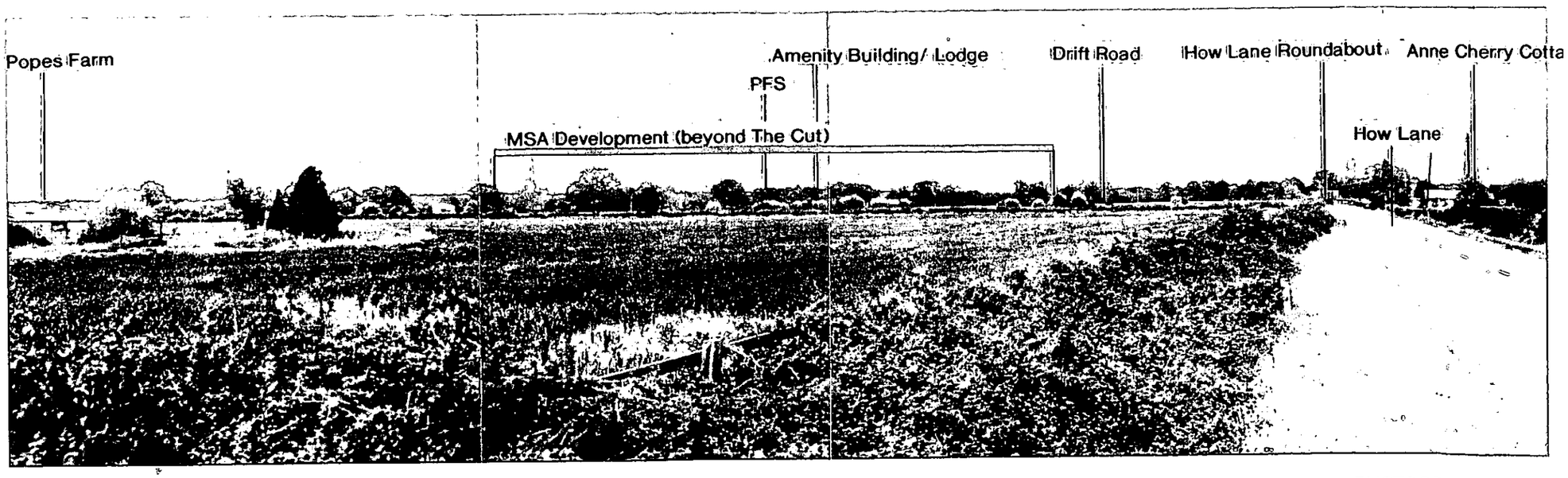
PHOTOGRAPH No.6

PLAN 10c



VIEW FROM ENTRANCE TO LITTLEFIELD FARM TOWARDS MSA DEVELOPMENT SITE

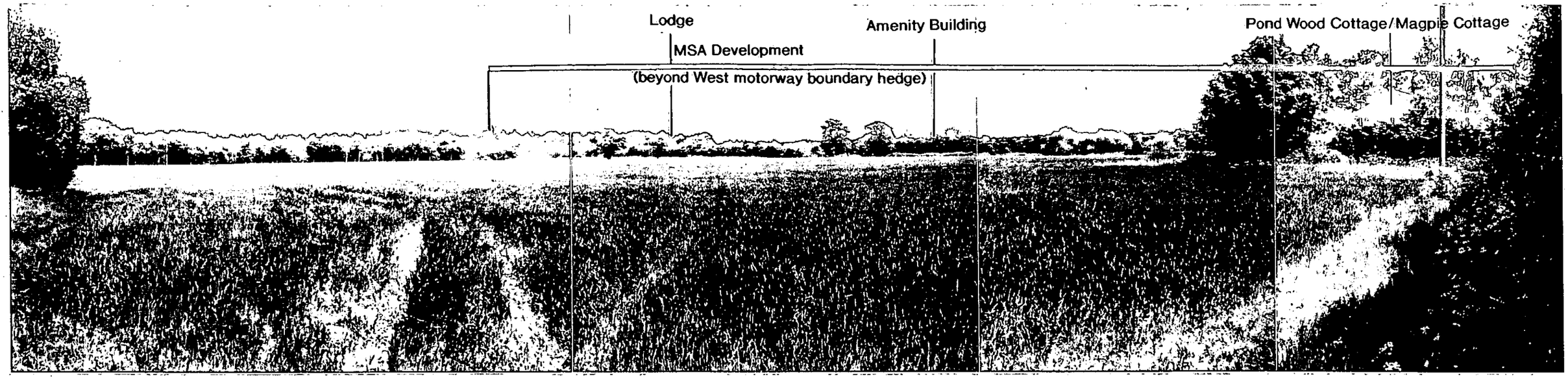
PHOTOGRAPH No.7



VIEW FROM ROAD ADJACENT TO POPE'S FARM TOWARDS MSA DEVELOPMENT SITE

PHOTOGRAPH No.8

PLAN 10d



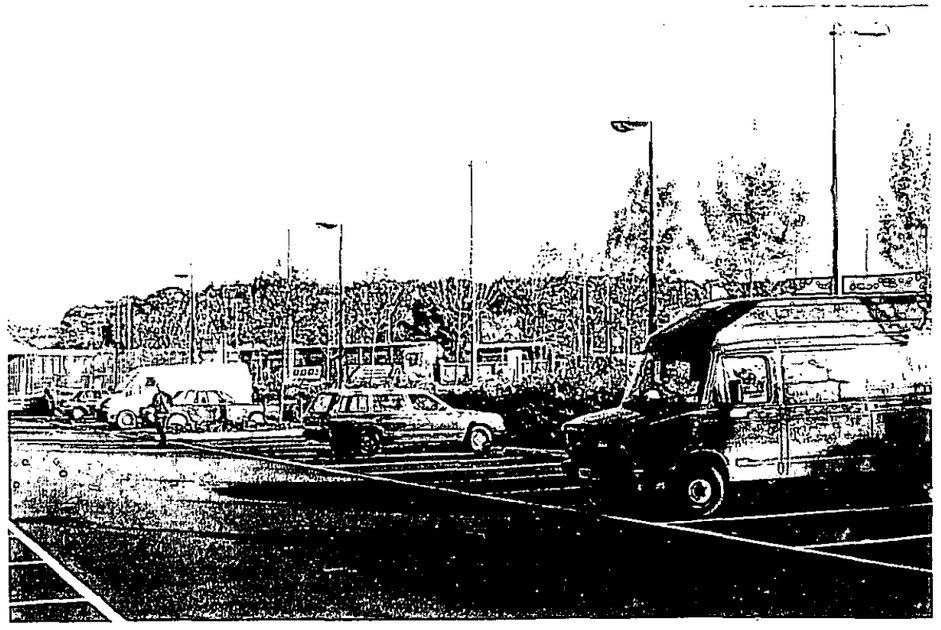
VIEW WEST OF PONDWOOD COTTAGES LOOKING TOWARDS M4 & MSA DEVELOPMENT SITE

PHOTOGRAPH No.9

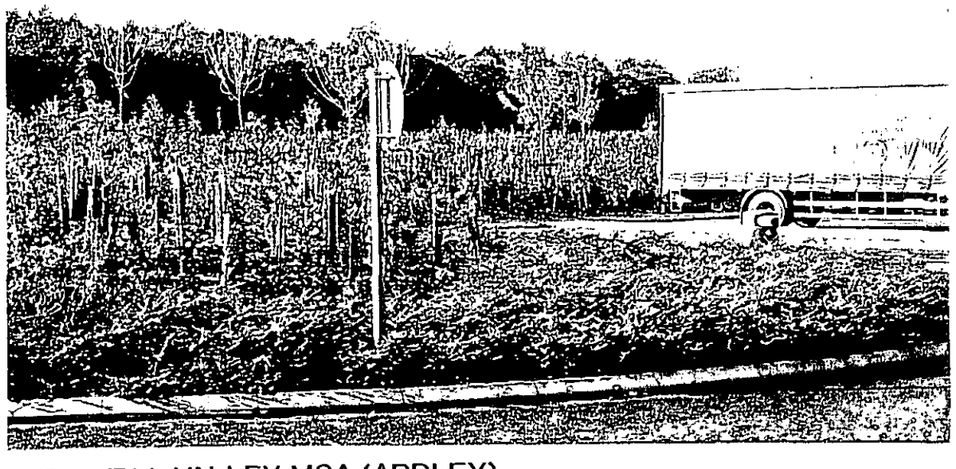
PLAN 10e



CHERWELL VALLEY MSA (ARDLEY)
Car Parking Area with Refuelling facility



CHERWELL VALLEY MSA (ARDLEY)
Car parking area



CHERWELL VALLEY MSA (ARDLEY)
Lorry parking area with perimeter planting

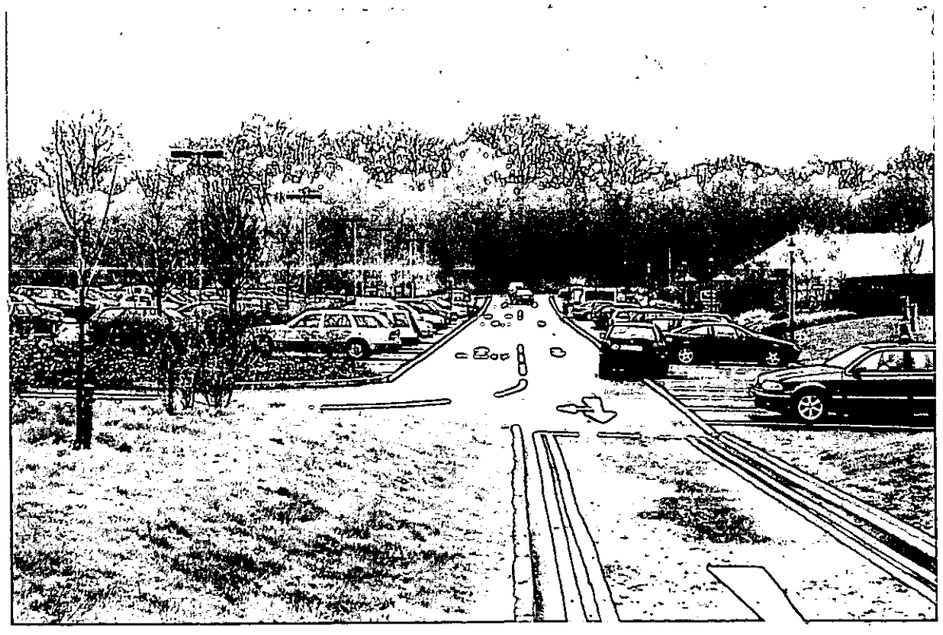


CHERWELL VALLEY MSA (ARDLEY)
Perimeter mound planting

PLAN 11a



CLACKET LANE MSA (WESTERHAM)
Amenity Building



CLACKET LANE MSA (WESTERHAM)
Car Parking Area

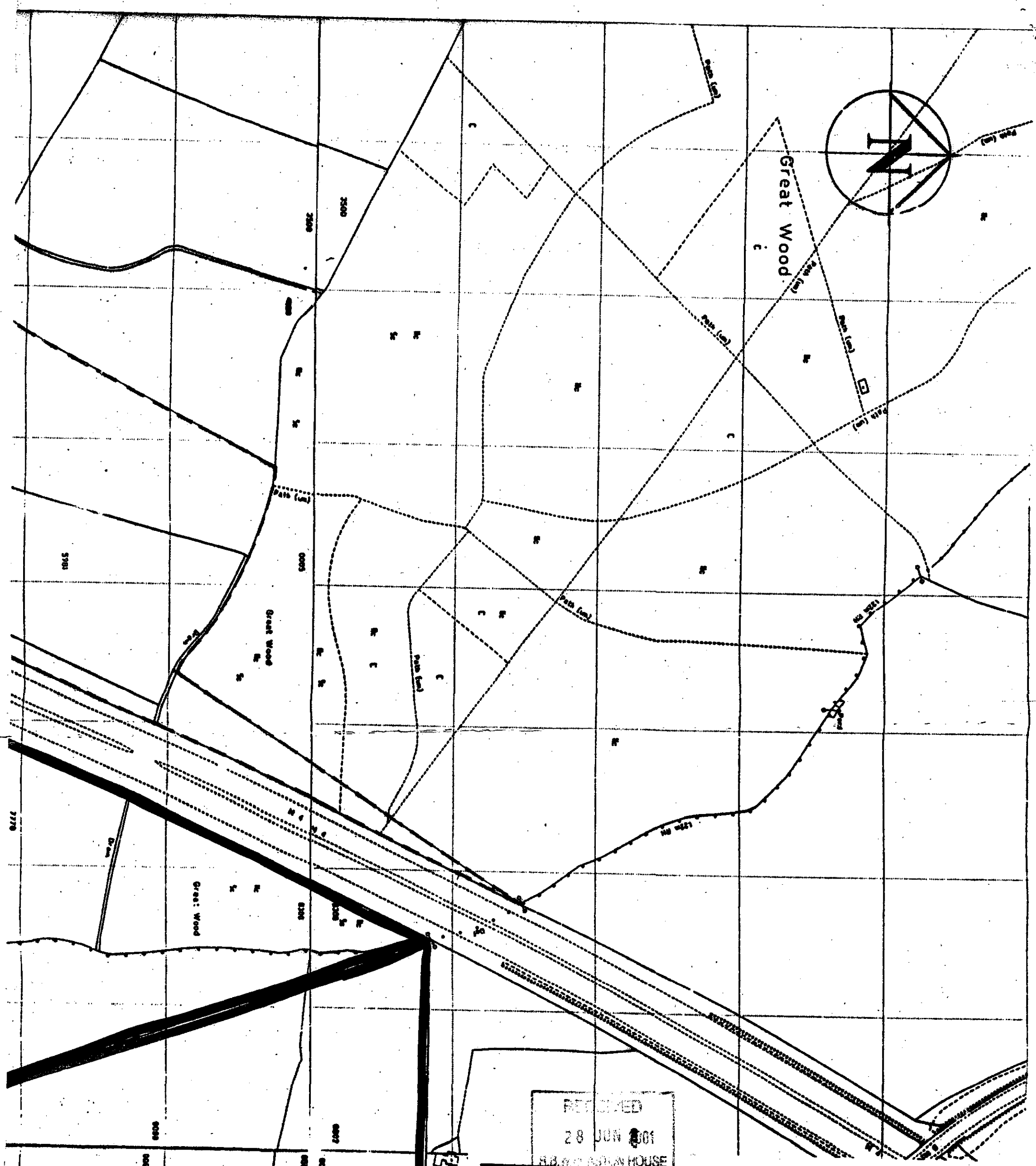


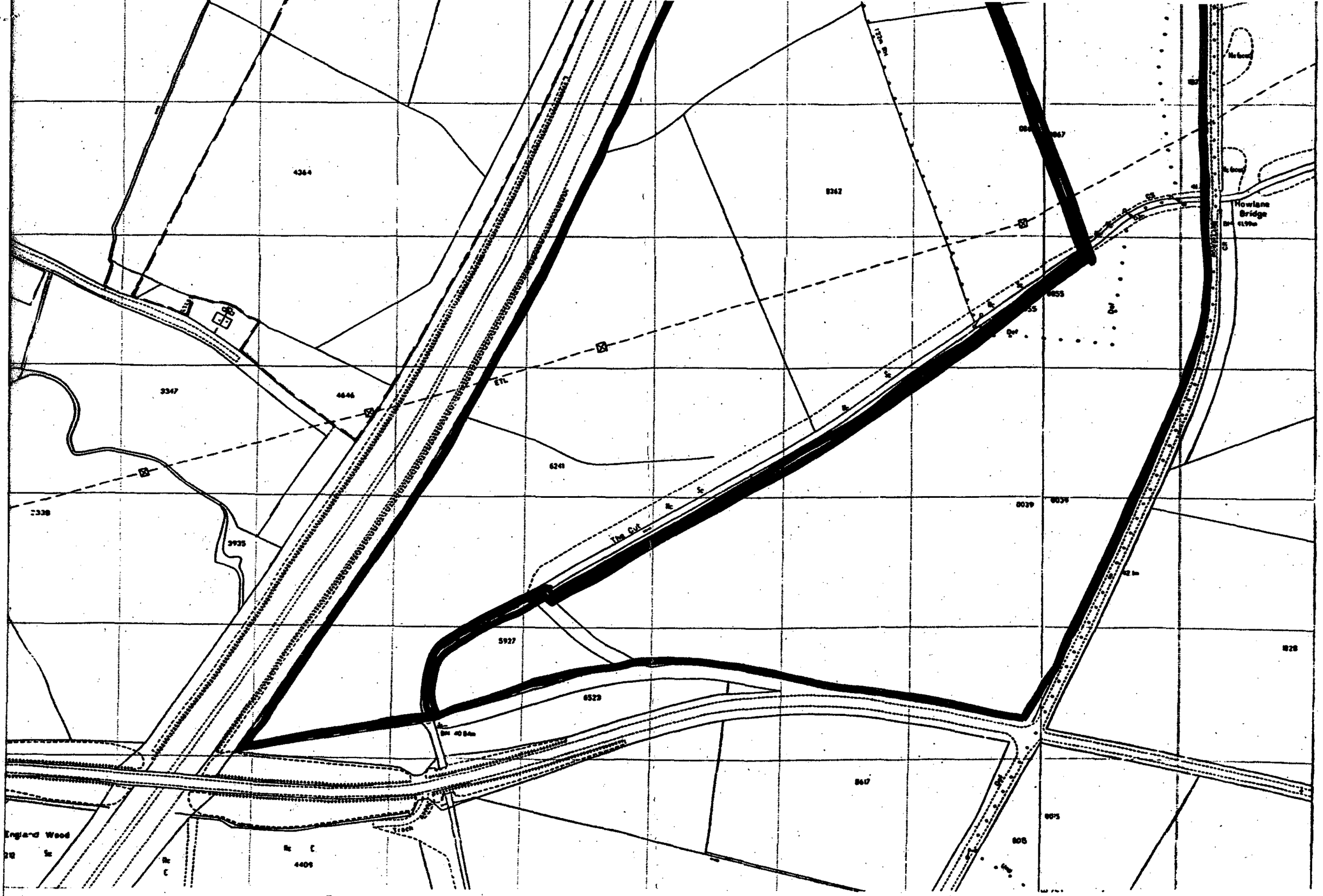
CLACKET LANE MSA (WESTERHAM)
Lodge & Picnic Area



CLACKET LANE MSA (WESTERHAM)
Car Parking with Pedestrian Priority Footpath

PLAN 11b


Great Wood
Path (um)
Path (um)
Path (um)



4364
8362
Howlane Bridge
3347
4646
ETL
6241
2338
3935
The Cut
5927
6523
8617
England Wood
4409