APPLICATION NO:
F/2001/5140

LOCATION:
Ruscombe Works Ruscombe Park, Ruscombe Reading.

APPLICANT:
Formold Ltd C/O M Carlisle

PROPOSAL:
Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial).

EARLIEST DATE FOR DECISION: **29/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/12/2001

CASE OFFICER: **Nicola Lake**

2 APPROVED 02

RAILEX
Marbleboard

POLE PLS

251

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Formold Ltd
C/O M Carlisle
Manor Farmhouse
Denton
Oxford
OX44 9JD

Application Number: F/2001/5140

Parish: **RUSCOMBE**

Location: **Ruscombe Works, Ruscombe Park, Ruscombe, Reading.**

Proposal: **Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial).**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this

condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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

Condition
6. The hereby approved development shall be carried out in accordance with the mitigation measures as set down in the Newt Survey and report as submitted to the Local Planning Authority on 5 March 2002.

Condition
7. A detailed parking plan shall be submitted to and approved in writing prior to the start of development. These details shall be implemented and thereafter maintained prior to the use of the hereby approved extensions.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

Reason
4. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

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

Reason
6. The proposed development may have an impact on newts which are of international importance and protected by law.

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

Anna Cronin
Head of Planning & Transportation
Date: 04/04/2002

Notice checked by: _____

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

Received by Wokingham District Council

Application No: F/2001/5140

Proposal:
Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial).

Location:
Ruscombe Works, Ruscombe Park, Ruscombe, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5140 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 November 2001

(1) RUSHCOMBE WORKS (OR SITE) TILBURY HOUSE PC 08 150 001-00

ADDRESS RUSHCOMBE LANE TAVISTOCK PARISH Ru Sheombe

ALSO

PLOT No.

ORD. SHEET No.

BUILDER 0/189/67 FORMERLY FACTORY GRANTED ON APPEAL 5-7

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/580/70	Tilbury Contracting Group Ltd	Dtls. Office Bldg.	21-1-71	N/A C/A
35/71	So Fine (PSm) LTD	S/S Factory	18-2-71	N/A Refus
477/71	Tilbury Const. Group Ltd	Covered Way	13-5-71	App 30-9-7 TP
407/71	"	Office Bldg.	13-5-71	N/A 30-9-7 TP
1121/71	Mr A Carlisle (Firemoulds)	S/S Ext. 200c'	28-10-71	App C/A
407/72	Tyffes Group LTD	W/Hse & Ancillary Office	13-4-72	N/A Refu
858/71 X-TH	Tilbury Const. Group Ltd	3 Storey Office Block	11-5-72	N/A C/A
1507/72	" "	Oil Storage Compound	28-9-72	C/A
42/73	" "	Renewal Temp. Office Bldg	25-1-73	N/A 31-12-74 TP
931/73	" "	Temp. Office Accom.	5-7-73	N/A 31-12-7 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 56

DRAINAGE

(2) Ruscombe Works Kiln House. FC OS 15 C/001 C

ADDRESS Ruscombe Lane. / TILBURY HOUSE PARISH Ruscombe. POND. E

PLOT No. 31 OCT 2001 ORD. SHEET No. 5140

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 407	S.G.B. Depot.	Extens. to garage	18.3.74	Appo N/A
00535 KILN HOUSE	Tilbury Contracting Group LTD	Use of property as Offices	18.4.74	N/A T.P. 31.3.7
00370	S.G.B. GROUP LTD	GARAGE EXTENSION	16.5.74	N/A C/A
01011	TILBURY CONTRACTING GROUP	ALTERATIONS & EXTENSIONS	11.7.74	N/A C/A
BR 989	" " "	Alterations & Extensions to store	24 7 74	App N/A
BR 1078	" " "	Oil & petrol storage etc.	7 8 74	App N/A
01436	" " "	ALTERATIONS & ADDITIONS	20.2.75	N/A C/A T.P.
02054	" " "	RENEWAL CONSENT OFFICE ACC.	20.2.75	N/A T.P. 31.12.
02055	" " "	" " PRINTING DEPT.	20.2.75	N/A T.P. 31.12.
BR 2373	FORMOLD LTD	ADDL. PROMPT OFFICE ACC.	11.4.75	REF. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(3) Roscombe Works / TILBURY HOUSE

ADDRESS Roscombe Lane. PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02508	Mr A F Carlisle	Alt to premises	15 5 75	N/A Ref
BR 2403	FORMOLD LTD.	ALTERATIONS	22.5.75	Ref. N/A
03008	MR. A.F. CARLISLE	ADD OFFICE ACC ON 1ST FLOOR	10.7.75	N/A C/A
03413	" "	" "	2 10 75	N/A C/A
03676 X	Tilbury Contracting Group Ltd	Administrative Office Block	6.7.76	AMENDED & APP.
BR 3712	" "	NEW OFFICES	23 12 75	REF. N/A
04281	FORMOLD LTD.	" INTERNAL ALTERATIONS	15 4 76	N/A Ref
04402 X IH	Tilbury Constructing Group Ltd.	Admin block	15 4 76	N/A C/A
05074	FORMOLD (B) LTD	OFFICES & INT. ALTERATIONS	5.8.76	N/A C/A
BR 3119	"	" "	13.7.76	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(4) ADDRESS RUSCOMBE WORKS / TILBURY HOUSE PARISH RUSCOMBE
Ruscombe Lane.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06941 * TH	Tilbury Contracting Group	for new office building External lighting	27.10.77	N/A C/A
07611	FORMOLD LTD	PROPOSED MATERIALS EXT. TO FACTORY FOR STORAGE	27.11.78 16.2.78	N/A C/A
07845	TILBURY CONTRACTING GROUP	CHANGE EX. ILL. LETTERING	16.3.78	N/A C/A
07846 TH	"	FLAGPOLE	16.3.78	N/A C/A
BR8157.	" "	Provision of external fire escape	16.3.78	APP. N/A
08059.	" "	" "	13.4.78	N/A C/A
BR 9569	"	DOUBLE GARAGE	13.10.78	APP. N/A
09395 ORIGINALLY FOR KILN HOUSE	"	"	26.10.78	N/A C/A
BR 9747	FORMOLD LTD.	EXT. TO FACTORY & STORE	10.11.78	APP. N/A
10809	STANLEY STRIDE & CO. LTD.	WAREHOUSE & OFFICE FOR (30A) STORAGE OF COS. & FRAGRANCE BOTTLES	5.7.79	N/A C/A
12456	UNITED CARRIERS LTD.	O/APP. PARCEL SORTING & DISTR. DEPOT.	13.3.80	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS RUSCOMBE WORKS / ~~TILBURY HOUSE~~ INTERSERVE HOUSE PARISH RUSCOMBE
RUSCOMBE LANE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12581	FORMOLD LTD	O/APP. W/SHOP ON END WALL OF EX. BUILDING	13.3.80	N/A C/A
12456	UNITED CARRIERS LTD	O/APP. PARCEL SORTING & DISTR. DEPOT	13.3.80	N/A REF
12996	MICHAEL O'MALLORAN PROPERTIES	LIGHT IND - 2 BLOCK OF 12 & ASS. OFFICE ACC. ROAD, PARKING & LANDSCAPING	10.4.80	N/A C/A
BR13419	Packaids Ltd	Erection of factory with offices on site of	25.4.80	Ref. N/A
#			5.6.80	N/A C/A
13190	" "	as above		
13892	FORMOLD LTD	WORKSHOP	28.8.80	N/A REF
* BR15419	MICHAEL O'MALLORAN PROPERTIES	12 L.I. UNITS	16.9.80	APP. N/A
14205	FORMOLD	STAIRCASE ALTERATIONS	23.10.80	N/A REF
14328	"	W/SHOP	23.10.80	N/A C/A
14968 PAVILIONS	MICHAEL O'MALLORAN PROPS.	L.IND. DEV. 3 BLOCKS TO PROVIDE 9 SEP. UNITS ETC.	12.3.81	N/A REF

DATE OF COMPLETION

MINISTRY DECISION 14968 - APPEAL GRANTED - 27.5.82

SPECIAL ORDERS * 12996 This now is known as Lavistock Ind Estate units 1 - 12. see Sep Card.

DRAINAGE

091074

(6) Ruscombe Works / for Tilbury House units 1-10 see

ADDRESS Tavistock Ind Est PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16402	FORMOLD LTD.	REMOVAL INT. STAIRCASE	22.10.81	N/A CLA
		NEW ENCL. EXT. "		
16186 * PROTECTIVE	TILBURY CONTRACTING GROUP	LIND. DEV. IN 3 BLOCKS (9 UNITS)	19.11.81	N/A REF
BR18083	BEHL ENG. LTD	STORAGE & OFFICE AREA	9.2.82	APP N
BR18540	KSM LTD. UNIT 7	WINDOWS, MEZZ. FLOOR & INT. FITTINGS	20.4.82	REF. N/A
BR18481	BRYANTIRE ASSOCS. 10 & 11	2/ST. OFFICES	30.4.82	APP N/A
BR18595	"	MEZZ. FLOOR & PARTITIONING	20.4.82	APP N/A
17289	KSM LTD UNIT 7	WAREHOUSE & OFFICE	7.5.82	N/A CLA
17448	" "	WINDOWS & MEZZ. FLOOR	7.5.82	N/A CLA
BR18588	PACKAIDS LTD	FACTORY	10.5.82	REF N/A
BR 18884	BRIAN TYLER ASSOCS LTD " 11	ADD. DRAINAGE	28.6.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION 16186 – APPEAL GRANTED – 27.5.82

SPECIAL ORDERS

DRAINAGE

091074

(7) ADDRESS Ruscombe Works / TILBURY HOUSE / Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR18990	KSM LTD UNIT 7	MEZZ. FLOOR + WINDOWS	9.7.82	REF
17902	" "	SIGN	27.7.82	N/A REF
BR19229	FORMOLD LTD	REPOS. STAIRCASE & ALTS	18.8.82	REF N/A
BR 19279	PACKAIDS	FACTORY & OFFICES	13.9.82	APP N/A
BR19364	ELECTROVENT " 11	RAISED STORAGE AREA	28.9.82	REF. N/A
BR19335	FORMOLD LTD	REPOS. STAIRCASE, ALTS.	11.10.82	APP N/A
18241	KSM	NON-ILL. FASCIA SIGN	21.10.82	N/A REF
BR19633	CABLE LINK " 1	RAISED STORAGE AREA	18.11.82	APP N/A
BR 19750	" "	& PARTITION FOR OFFICE AREA	2.12.82	APP N/A
18641	ORTOLON MAN " 4	SIGN	13.1.83	N/A CLA
BR20225	FORMOLD LTD.	BASE FOR S/STOREY W/SHOP	28.2.83	REF N/A
18929	ORTOLON UNIT 4	INT. ADD – OFFICES	10.3.83	N/A CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS Ruscombe Works & Pond & Tilbury House PARISH ~~[illegible]~~ Rusc

PLOT No. Ruscombe Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20858	Formold Ltd.	Workshop	23.6.83	App N/A
21310	Tilbury	Tipping of topsoil -	16.7.84	N/A C/A
		Ruscombe Pond		
21746 *	"	Ind. Dev. - Tilbury Site	28.6.84	N/A C/A
21747 * TH	"	Rearrange car-parking	28.6.84	N/A C/A
		at Tilbury House offices		
BR 23483	–	Drainage at Tilbury House	1.11.84	App N/A
BR 23698 *	"	Ind./H.Tec. Bldgs.	27.11.84	App N/A
25086	SGB Group	Grassed area to car parking		
~~[illegible]~~ SEE	"	4 add car-parking spaces	30.10.87	C/A
28972		" " "	12.10.87	~~[illegible]~~ ~~[illegible]~~

* Pavilions

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30673 - Tilbury House Tilbury Group Ext. car parking 10.6.88 C/A

(9) ADDRESS Ruscombe Works Tilbury House Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32227	Packaids Ltd.	2/st. Ext. to factory +	18.1.89	C/A
		add. car-parking		
BRA 8387	"	Ext. to H. printers	14.2.90	App
FP/93/1628	Tilbury Douglas Constr.	Tilbury House - incorporate	1.7.93	App
		corridor into open plan		
		offices		
FP96/5586	Formold Ltd.	Alts to factory unit	10.9.96	App
F/2000/1258	Tilbury Douglas T.H. now Interserve	Porch ext to office & add exit/entrance	12.06.00	C
FP/1999/0133	Tilbury House	Struct. Alts to int. walls to	20.3.00	App
		form openings		
FP/2000/0299	"	Refurb. 1st & 2nd Floor	10.4.00	REF
FP/2000/0299A	"	"	23.6.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Enq. - Formold - Alts - 19.7.96

DRAINAGE

091074

FP/2000/0724 Robert Macdonald New glazed entrance porch 09/06/2000 App

Date: 08 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5140

Location: Ruscombe Works, Ruscombe Park, Ruscombe, Reading.

Proposal: Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial).

Applicant: Formold Ltd C/O M Carlisle.

Case Officer: Nicola Lake

The new plans show the following: Ecological survey - newts.

Comments are required by 18/03/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) / F/2001/5140 (Ludhouse) Date Rec. 5 March .

Location: Ruscombe Works, Ruscombe Park, Ruscombe

Parish Ruscombe .

Applicant:

Description of attached plans Ecological Survey - Newts .

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Andy Glencross - Ditton Pastures

English Nature .

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 Days .

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NL .

Consultations Sent by Admin. on 08.03.95

Yellow - Part One Copy
Green - Officer's Copy

M R CARLISLE FRICS

Manor Farmhouse Denton Oxford OX44 9JD

Mobile 0790 999 0696 ***Tel/Fax*** 01865 875 388

email mcarlislefrics@aol.com

Wokingham District Council
Planning Dept.,
P O Box 157
Council Offices, Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HPT 53836
POL	TLS
DC NL	ENF
APP	
CS	
0 5 MAR 2002	
COPIES TO	ACK:
	FILE:

3 March 2002

5140

ADDITIONAL PLAN

Dear Sir,

FORMOLD LTD, Ruscombe Works, Twyford
Planning application F/2001/5140

I refer to the above application and our telephone conversation regarding newts.

I enclose a copy of a specially commissioned report by Dr Paula Cox that confirms that the proposed development would not cause any harm to the local newt population. However she does think that we should take temporary measures to protect any newts entering the area when the works are underway by erecting a newt proof fence to keep them in the best habitat. We are happy to do this and will accept any reasonable planning condition to this effect.

I see that a DEFRA licence will be required although through informal soundings with English Nature this is not seen as a problem.

I trust the application can now proceed and that consent can be issued as soon as possible as the newt matter has caused a considerable delay.

Yours faithfully,

M R Carlisle

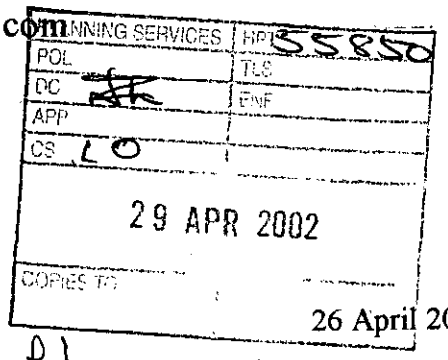
5140

M R CARLISLE FRICS

Holly Cottage Britwell Salome Watlington OX49 5LG

Tel / Fax 01491 613889 *Mobile 0790 999 0696*

email mcarlislefrics@aol.com



Wokingham District Council
Planning Dept.,
P O Box 157
Council Offices, Shute End
WOKINGHAM RG40 1WR

26 April 2002

file on F/2001/5140

Dear Sir,

FORMOLD LTD, Ruscombe Works, Twyford
Planning application F/2001/5140

I refer to the above application. In case you need it please note my change of address.

Yours faithfully,

M R Carlisle

MRA updated.
29/4/02

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 9th November 2000.

Your ref.

My ref. TC/P12[23411]

Mr M R Carlisle
Manor Farmhouse
Denton
Oxford
OX44 9JD

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Carlisle,

PROPOSED EXTENSIONS - FORMOLD LTD, RUSCOMBE WORKS, RUSCOMBE PARK, TWYFORD.

I refer to your letter dated 25th October 2000.

I can confirm that on the basis of the existing use and that of the proposed extension being restricted to B2-B7/B8 uses, the car parking will be sufficient. However, there are no details on your plan of the existing or proposed servicing arrangements to the building which will need to be provided before I can confirm whether the proposed extension is acceptable to the Highway Authority.

If you require any further assistance please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
05 MAR 2002
COPIES TO | ACK:
FILE:

Commissioned by:
Mr M Carlisle

On behalf of:
Formold Ltd
Unit 12
Ruscombe Business Park
Twyford
Berkshire

REPORT OF A SURVEY OF LAND AT FORMOLD LTD, RUSCOMBE BUSINESS PARK, TWYFORD FOR GREAT CRESTED NEWTS

February 2002

5140
ADDITIONAL PLAN

Paula R Cox BSc (Hons)., PhD., CIBiol., MIBiol., MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF LAND AT FORMOLD LTD, RUSCOMBE BUSINESS PARK, TWYFORD FOR GREAT CRESTED NEWTS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Biology

4.0 Methodology

5.0 Results of Survey

5.1 General description
5.2 Great crested newt survey

6.0 Discussion and Impacts of Proposed Development on Great Crested Newts

7.0 Suggested Mitigation

8.0 Licence Requirement

9.0 Summary

10.0 Bibliography

Figure 1: Sites Mentioned in Text

REPORT OF A SURVEY OF LAND AT FORMOLD LTD, RUSCOMBE BUSINESS PARK, TWYFORD FOR GREAT CRESTED NEWTS

1.0 Background

A planning application (F/2001/5140) for two extensions and associated car parking at the Formold factory site on the Ruscombe Business Park has been submitted to Wokingham District Council. As the development is within 500m of a pond used for breeding by great crested newts, the Planning Authority has requested that before the application can be considered, the land affected by development should be surveyed to establish if this species is present. The Director of Formold, Mr Mark Carlisle, therefore instructed Dr Paula Cox, a licensed and experienced ecologist, to carry out the necessary work to comply with the requirements.

2.0 Legislation

Great crested newts and their places of shelter are protected by Schedule 5 of the *Wildlife and Countryside Act 1981* and subsequent Amendments, and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill, injure or possess any animal on Schedule 5 or to sell it or offer it for sale. It is an offence to intentionally or recklessly destroy, damage or obstruct access to its place of shelter or protection, or to disturb the animal (in this case the great crested newt) using such a place.

If a development could result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Biology

Great crested newts need a pond for breeding as the larvae are amphibious, but the adults are terrestrial for most of the year, requiring a variety of different habitat features to provide food, shelter and a place to spend the winter. The newts may return to the breeding pond as early as January, but usually mating and egg laying takes place between April and June with the adults leaving the water by the end of July to actively hunt for food before hibernating for the winter. By late autumn most of the larvae have developed legs and lungs and will leave the pond to over-winter on land, although a few may remain in the water. Immature animals may disperse as far as 500m from the pond and will remain on land for a couple of years before finding a pond, often the one they were born in, to breed.

An ideal location for great crested newts would include a breeding pond, with a surface area between 100 and 300 square meters and a variable depth, preferably being one of a number of ponds within a 250m. radius. A relatively undisturbed landscape is preferred, with a number of damp, shady places for shelter. Piles of

rubble or rock, compost heaps, log piles and ground fissures provide shelter, and damp, frost-free hibernation sites.

To obtain the invertebrates taken as food, a range of vegetation is required. The ideal habitat would include scrub and woodland with a variety of plants, plus lightly grazed pasture. Mown grass should be fairly long and there should be little or no herbicide or pesticide use.

4.0 Methodology

A survey of the development site and surrounding land was carried out on 12 February 2002, on a clear but very cold day when great crested newts would be likely to be still in hibernation. The area covered included the site of the proposed extensions, currently a hard surfaced car park and storage area, and the land linking it to the newt breeding pond. As the potential area for over-wintering was so large it was impossible to check it all, and as immature newts often spend time underground, attempts to locate them would cause unnecessary disturbance. The survey was therefore confined to identifying potential habitat, assessing the impact of development and checking under obvious sites such as piles of rubble, logs and leaves.

5.0 Results of survey (read in conjunction with Figure 1)

5.1 General description

Ruscombe Business Park is a modern development of offices and factories set in landscaped grounds off Ruscombe Lane, to the northeast of Twyford, Berkshire. Unit 12, the Formold site, lies adjacent to Stanlake Lane, separated from the road by a wooden fence. A vegetated strip of land runs south from the great crested newt breeding pond on the corner of Stanlake and Ruscombe Lanes, towards the railway embankment. This land forms a steep bank behind the hard standing area proposed for the factory extension, and will not be required for the development. The distance between the proposed development site and the pond is about 100 meters.

5.2 Great crested newt survey (numbers refer to Figure 1)

1 A tarmac car parking area in front of Formold Ltd and a steep bank up to Stanlake Lane, with a larch-lap fence separating the industrial estate from the pond and the road. There were gaps at the base of the fence that would allow newts to access the bank area. The bank was well vegetated with cherry laurel and ornamental shrubs and trees, beneath which was short grass with moss and ivy. Adjacent to the pond at the northern end were piles of leaves that were carefully checked, but no newts were found.

2 Adjacent to Stanlake Lane was a strip of vegetation including mature trees and scrub.

3 A wider vegetated strip dominated by cherry laurel, but with two large oak trees and piles of earth with holes excavated by small rodents. Any unoccupied holes could be suitable for use by great crested newts for shelter and hibernation. Again gaps under the fence would allow access from the pond. Piles of leaves and wood could also be used as refuges by newts, but it was impossible to examine them all without extensive digging and potential disturbance.

4 Built in to the base of the grass-covered bank, adjacent to the hard standing, was a row of wire cage gabions filled with stones. These would appear to offer ideal, frost-free refuges. Above these the bank held a few ornamental shrubs and small oaks, brambles and gorse. Some loose stones and lumps of concrete were lifted but no amphibians were found underneath. Nearer to the factory workshop brown rats had created a burrow system, but rats would be likely to adversely affect newts in the close vicinity.

5 The site of the proposed extensions to the workshop was surfaced with concrete and currently used for storage. Items included drums of anti-freeze, pallets, metal cages, plastic mouldings for delivery and large waste containers. The area was in constant use and appeared to offer no habitats suitable for newt foraging or shelter. The pallets and cages were raised above the concrete surface and no newts were found underneath.

6 Several sheets of corrugated metal lying propped up against the bank were moved forward to check the ground beneath. The earth was very dry and no newts were present.

7 The land to the rear of the existing warehouse and offices, proposed for car parking, was partially covered by concrete slabs, with a large skip for waste and more pallets. A strip of stones and gravel about 1.5m wide with concrete posts and a chain-link fence separated the building from the yard. Some ivy, grass and a few scrubby trees were present along the fence line.

8 Ruscombe Pond was confirmed as a breeding site for the great crested newt following a re-survey in 2001. It is about 42m long and 21m at its widest point, surrounded by grass and scrub including bramble, willow and holly with nettle. Fallen trees and piles of vegetation offer shelter, foraging and potential hibernation sites for the newts.

6.0 Discussion and impacts of proposed development on great crested newts

Although it was impossible and inadvisable to thoroughly search the vegetated bank for hibernating newts, it is very probable that the area is used for shelter and foraging by great crested newts after they have left the breeding pond. Langton *et al* (2001) suggest that adults stay within 250m of the breeding pond and the bank behind the factory yard is well within this distance. The rate of movement has been little studied but some newts have been found to move 120m in one night.

The vegetated bank is not part of the application site and will not be built on or affected by construction of the factory extensions.

The site of the proposed development appears to offer little suitable habitat for newts as the area is in constant use and the surface is hard. The requirements for great crested newt terrestrial habitats are that they should provide: permanent areas of refuge habitat for shelter in extreme weather condition – drought in summer and freezing in winter; daytime refuges; foraging and dispersal opportunities.

With their permeable skins, newts are vulnerable to desiccation and need to be in contact with some form of moisture during the active season. Therefore the concrete yard could not be used for dispersal in dry weather, there seems to be little food available and no crevices, burrows, tree roots or suitable rubble piles for hibernation.

Therefore, with the precautionary mitigation suggested below, this development should have no adverse effects on individual newts or on the breeding population in the nearby pond.

7.0 Suggested mitigation

Although the site has little suitable habitat to offer newts, it is possible that a newt/newts could stray onto the site during development. To avoid this happening it is advised that a temporary exclusion fence be erected for the duration of construction. The design should follow Figure 4, page 50 in English Nature's *Great crested newt mitigation guidelines* (2001). Briefly, the 50cm high fence is constructed of 1000 gauge transparent polythene sheeting or black polythene DPC fixed to wooden battens with an 'under-lap' of 20cm and a 'top-curl'. Full details in sections 8.4.2 of the above publication.

In the south the fence should extend to the end of the gabions by the plant room where the bank narrows down and the chain-link boundary fence ends. In the north the fence should reach to the car park in front of Formold's office building. It should be sited at the base of the bank without disturbing the bank or associated vegetation, and be in place before any work begins on the site.

Before clearing the stored materials from the yard prior to construction, the under-surfaces should be checked to ensure that no newts are sheltering and if any are found they should be transferred by a licensed ecologist to the safe area beyond the newt fence.

No dumping, storage of materials or fires should be permitted on the bank east of the temporary newt fence.

8.0 Licence requirement

Following discussions with Ken Windsor at DEFRA and Rebecca Llewellyn of English Nature's Thames and Chilterns Team, it was established that a DEFRA development licence to carry out the mitigation work will be required. In August

2001, the Department for Environment, Food and Rural Affairs (DEFRA) published a guidance note for European Protected Species. Details are given of the three tests that must be satisfied before a 'development licence' can be granted. If planning permission is granted, an application should subsequently be made to DEFRA, accompanied by a detailed mitigation proposal. The requirements for this proposal are given in the annex of the licence application form. A copy of the report to the Planning Committee and minutes of the relevant meeting, or a copy of the planning permission if delegated, will also be required. A determination by DEFRA that Regulations 44(2)(e) and 44(3)(a) are satisfied will be made on the basis of the information provided by the Planning Authority, and the application will then be referred to English Nature for advice to ensure that the action proposed '*will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range*'.

In the present instance, the mitigation package includes the erection of newt proof fencing during works to prevent newts straying onto the construction site, and this was acceptable to English Nature. The surrounding habitat already offers good foraging and sheltering opportunities and will not be affected. The development will not affect the dispersal of newts to and from the breeding pond.

9.0 Summary

A survey of the development site and surrounding area indicated that great crested newts are likely to be present in the steep bank behind the factory but that the development site itself offers little suitable habitat. No great crested newts were found there. Mitigation proposals include erection of a temporary exclusion fence to prevent newts straying onto the site during construction. As a European Protected Species is present, when planning permission has been granted a licence from DEFRA should be applied for together with mitigation proposals.

10.0 Bibliography

DEFRA (2001) *European Protected Species: Guidance Note*

Gent T & Bray R ed. (1994) *Conservation and Management of Great Crested Newts*: Proceedings of a Symposium held on 11 January 1994 at Kew Gardens, Richmond, Surrey

English Nature (1994): *Surveying and Monitoring of Amphibians* Species Conservation Handbook HERPS 2.1

English Nature (1995) *Facts about great crested newts*

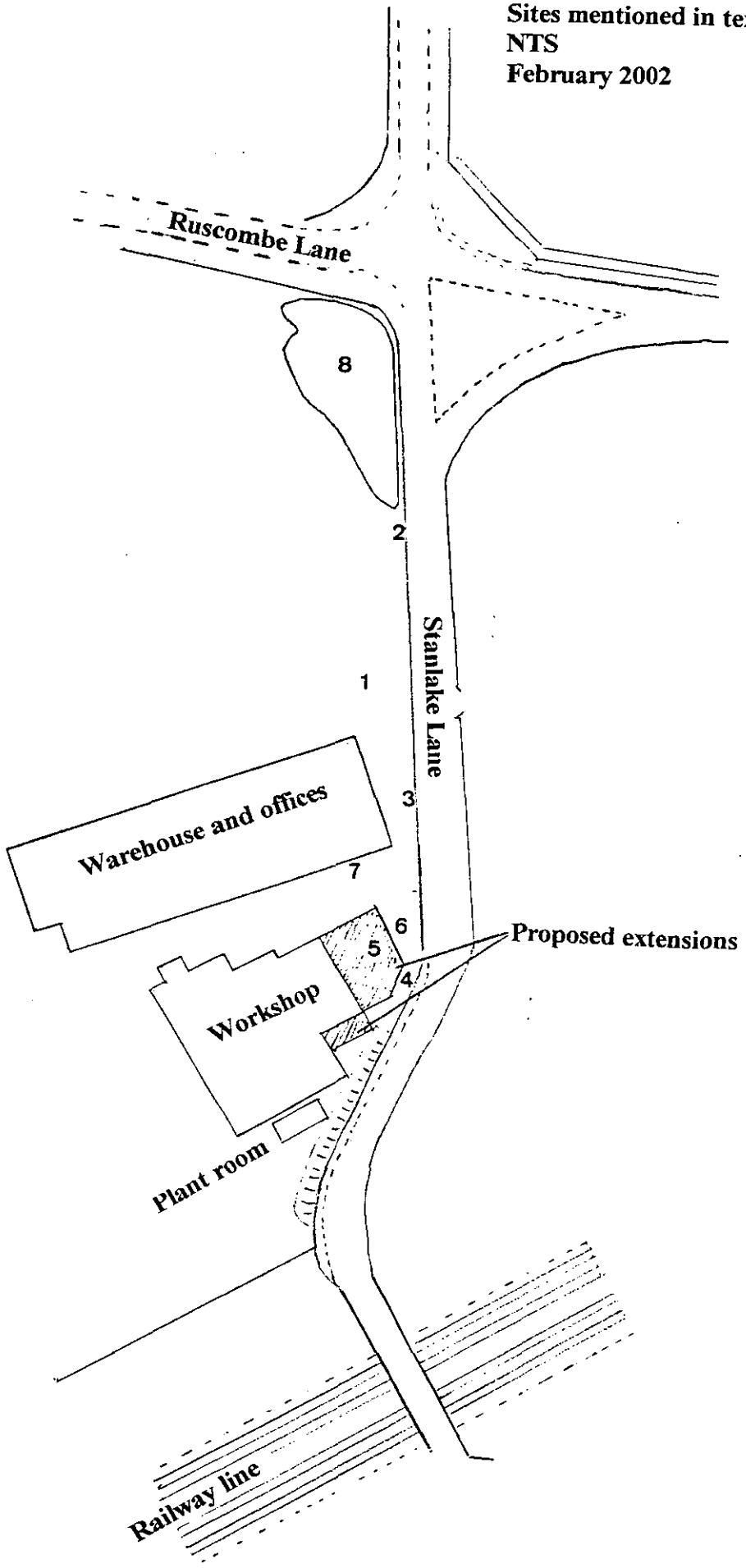
English Nature (1996) *Great crested newts: Guidelines for Developers*

English Nature (2001) *Great crested newt mitigation guidelines*

Langton T, Beckett C and Foster J (2001) *Great crested newt conservation handbook* Froglife

Swan MJS & Oldham RS (1993) *National Amphibian Survey Final Report* Vol 1

Figure 1
Formold Ltd
Sites mentioned in text
NTS
February 2002



WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5140

Applicant : Formold Ltd C/O Carlisle.

Location : Ruscombe Works, Ruscombe Park, Ruscombe.

Proposal : Proposed single storey side extension and rear extension to building for B2 and B7 Use Class (General Industrial and Special Industrial).

Site Notice Displayed ? :	YES	NO	DATE
			15-11-01

Date of Neighbour Notifications :

Date of Site Visit : 15.11.01

Date Registered : 31.10.01

Earliest Date for Decision : 29.11.01

Latest Consultation Date/Site Notice Expiry Date : 29.11.01

Application Expiry Date: 26.12.01

Consultation Responses :
Ruscombe Parish Council: Have 5 concerns regarding proximity to railway, the location of the stop line, root damage to trees, development to match, and impact upon Stanlake Lane.
Environment Agency: No objection.
Landscaping: No objection.
Urban Design: No objection.
Environmental Health: No objection subject to conditions.
Archaeologist: No objection subject to conditions.
Ecologist: Requests a survey. - no objection to survey
English Nature : No objection

Planning History :
The existing building was granted permission on appeal in 1967.

Planning Issues :
Site designation: Core Employment Area; Employment: Uses causing detrimental impact; Employment: General Industrial/Storage use.

1. Impact upon the character and appearance of the surrounding area.

Application Number: F/2001/5140

Appraisal :

1. Impact upon the character and appearance of the surrounding area. The proposed development is for a single storey side and rear extension. The proposed side extension would extend out by 9m from the original structure towards the east boundary of the site and would have a depth of 19m. The structure would have a pitched roof sloping from 4.6m closest to the building down to 3.6m at it furthest point. The rear extension would extend out by 4.6m from the rear of the building and would have a width of 9m, this extension would also have a pitched roof sloping from 5.7m down to 4.6m. The proposed extensions would be erected on an existing area of hard standing and as such would no impact upon the root system of the trees, which are located on the boundary of the site.

   As such the proposed development would have no detrimental impact upon the existing character or appearance of the surrounding area.

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

Application Number:F/2001/5140
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	c001	r001	
2.	c014	r014	
3.	c070	r070	
4.	c183	r183	
5.	→		No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.
	→		**Reason** - To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.
6			The hereby approved development shall be carried out in accordance with the mitigation measures as set down in the Bat Survey and report as submitted to the Local Planning Authority on 5 March 2002.
		Reason	To proposed development may have an impact on bats, which are of international importance and protected by law
7	→		A Detailed parking plan shall be Submitted to and approved in writing prior to the start of development. These details shall be implemented and thereafter maintained prior to the use of the hereby approved extensions.
		Reason	R123.

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

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				

RECORD OF SITE VISIT

SITE ADDRESS

APPLICATION NUMBER:

OFFICER:

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

Tel: (0118) 974 6481

Date: 22 March 2002.

My ref: O/2001/5109

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

CONFIDENTIAL

Councillor Preston
81 Howth Drive
Woodley
RG5 3DJ

Dear Councillor

Application Number: O/2001/5109
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for proposed erection of 4 detached dwellings with garages and access drive.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2 April 2002.

Yours faithfully

T E Watson

pp Principal Development Control Officer

LISTING FORM

Case officer: **Nicola Lake** Application Number: **O/2001/5109**
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for proposed erection of 4 detached dwellings with garages and access drive.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Preston

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 22 March 2002

My ref: O/2001/5109

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

CONFIDENTIAL

Councillor Rahmouni
C/O Wokingham District Council

Dear Councillor

Application Number: O/2001/5109
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for proposed erection of 4 detached dwellings with garages and access drive.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 2 April 2002

Yours faithfully

T E Watson

RP Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **O/2001/5109**
Land Rear Of 172 - 176, Reading Road, Woodley, Reading.
Outline application for proposed erection of 4 detached dwellings with garages and access drive.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Rahmouni

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Nicola Lake

From: Andy Glencross
Sent: 19 March 2002 17:11
To: Nicola Lake
Subject: Planning Application F/2001/5140 Ruscombe Works Ruscombe Park Ruscombe(newts)

Hi Nicola

I am satisfied that, prioviding all the suggested mitigations within the report by Dr Paula Cox are included as conditions of any permission granted, the local great crested newt population will not be adversely affected by this development.

In addition we need to attch the following informative should be attached

A DEFRA licence will be required prior to any works commencing on this site.

I hope this is of sonme help.

Cheers

Andy

See Part One all plans.

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 05 November 2001

Application Number: F/2001/5140

Proposal: Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial).

Parish: RUSCOMBE PARISH

Site Address:
Ruscombe Works, Ruscombe Park, Ruscombe, Reading.

Applicant:
Formold Ltd C/O M Carlisle.

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).

ok subject to final parking layout.
Not a problem.
Happy with condition.

Signed: Steve McMillan **Print name:** STEVE McMILLAN

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

PLANNING SERVICES | HPT 54192
PCL | TLS
DC NL | ENF
ARE
CS
13 MAR 2002
COPIES TO | ACK:
FILE:

Nicola Lake
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Your ref: F/2001/5140
Our ref: C13.01.03
Date: 12 March 2002

Dear Nicola

RUSCOMBE WORKS, RUSHCOMBE PARK, RUSCOMBE , READING
PLANNING APPLICATION NUMBER F/2001/5140

I am in receipt of a survey for great crested newts at the above location.

I am satisfied with the survey and the recommendations made in the report and have no further comments to make.

Thank you for consulting English Nature.

Yours sincerely

R. Llewellyn

REBECCA LLEWELLYN
Species Officer

rebecca.llewellyn@english-nature.org.uk

cc Andy Glencross, Countryside Services

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INVESTOR IN PEOPLE
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· 29-01-01 ·

Spoke to Mr Carlisle and asked how they are getting on with the court summary. He said that it was being carried out on the 12 Feb and he would send it to me as soon as possible

FROM: Nicola Lake

DATE: 05 November 2001

DELEGATED

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5140

Proposal: Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial)..

Site Address: Ruscombe Works, Ruscombe Park, Ruscombe, Reading.

Applicant: Formold Ltd C/O M Carlisle.

Your observations are required in respect of this application **by 29/11/2001** .

PLANNING SERVICES
29 NOV 2001

Enclosed

SIGNED: _____ DATE: 26/11/01

Clerk To Ruscombe Parish/Town Council.

PLANNING SERVICES
PDI
DC
APP
CS
29 NOV 2001
COPIES TO:
ACK.
FILE:

Ruscombe Parish Council.
47 Hermitage Drive,
Twyford, Berks.RG10 9HT
D.J.Couzens.(Clerk) 0118 9341940

Case Officer; Miss Nicola Lake.
Application Number; F/2001/5140
Site; Ruscombe Works, Ruscombe Park, Ruscombe.
Proposal ; Formold Ltd,C/O M Carlisle

26/11/01

The Parish Council offers the following observations../

1)The application is very close to the railway embankment, is there a possibility of subsidence.
2)The "Stop line" at the traffic lights on the road adjacent to the site, was moved back at the request of the site owners. Their site was levelled to one lower than the surrounding area ,which has caused problems that could be made worse by this proposal.
3)The roots of the large trees present should be protected during any building activity.
4)The walls should match the existing building.
5)It is most important that this new building be screened from Stanlake Lane as soon as possible by quick growing trees(i.e. conifers), the proximity of the buildings to the visual amenity of Stanlake Lane makes this imperative.

Signed.....D J Couzens..... ***Clerk.***

Date.....26/11/01.....

Our Ref : SP/2001/004810-1/1
Your Ref : F/2001/5140

ENVIRONMENT AGENCY

Date : 20 December 2001

PLANNING SERVICES | HPT
FOL 5126G | FLS
DC NL | ENF
APP |
CS |
24 DEC 2001
COPIES TO: | ACK:
FILE:

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

Dear NicolaLake

SINGLE STOREY SIDE AND REAR EXTENSION TO BUILDING FOR B2 & B7 USE CLASS AT RUSCOMBE WORKS, RUSCOMBE PARK, RUSCOMBE, READING

Thank you for your letter dated 05th November 2001, received on 07th November 2001. Please quote the following reference in any correspondence: **SU77NE/10/28**. The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Presence of a Watercourse

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

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

made a feature of the site.

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

ADVICE TO APPLICANT

Pollution Prevention

Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

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

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design

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

of the building should also be considered.

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

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: MR CARLISLE

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 28 November 2001

Location:	Ruscombe Works, Ruscombe Park, Ruscombe
Proposal:	Proposed single storey side and rear extension to building for B2 & B7 use class (General Industrial & Special Industrial)
Application Number:	F/2001/5140

In response to your consultation dated 5 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The oaks adjacent to the site boundary are fairly poor specimens as they are growing at the top of an embankment, which is restricted in part by a retaining wall. The extension is to be within an area of existing hardstanding and looks as if it will not encroach into the embankment, therefore will not affect the rooting zone of the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

See Park One all Plans'

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 05 November 2001 07 NOV 2001

Application Number: F/2001/5140

Proposal: Proposed single storey side and rear extensions to building for B2 & B7 use class (General Industrial and Special Industrial)..

Site Address:
Ruscombe Works, Ruscombe Park, Ruscombe, Reading.

Applicant:
Formold Ltd C/O M Carlisle.

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

THE PROPOSED EXTENSIONS APPEAR MODEST AND WILL HAVE A MINIMAL IMPACT ON THE ADJOINING ROAD WHEN CONSIDERED IN RELATION TO THE PRESENT WORKSHOP AND THE TRADING ESTATE.

Harold Sanders

12.11.01.

☎ 0118 974 6379 (Direct Line)
Wednesday, 14 November 2001

M Carlisle
Manor Farmhouse
Denton
Oxford
OX44 9JD

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5140

Address: Ruscombe Works, Ruscombe Park, Ruscombe, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that the entrance door complies with the requirements of Part M2 (e.g. has level threshold and a clear opening width of not less than 800mm etc.).

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995)*

1. To consider use of colour and tonal contrast on floors, walls, doors and door furniture to improve visibility.
2. To consider the design and position of door furniture with regard to reach and grip.
3. To ensure force required to open door is not excessive (25-30 Newtons recommended).

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or

unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,



Henry Knight
Access Officer

CC: **Nicola Lake - WDC Planning Dept.**

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Nicola Lake, Planning

From: Tom Payne, Environmental Health

Your Ref: F/2001/5140

My Ref: 20015176

Date: 15 November 2001

PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS TO BUILDING FOR B2 AND B7 USE CLASS (GENERAL INDUSTRIAL AND SPECIAL INDUSTRIAL).

FORMOLD, RUSCOMBE PARK, TWYFORD

These proposals have been evaluated and I have the following comments:

This site may be contaminated from its previous use therefore an investigation needs to be carried out by the developer to establish the extent of any contamination and what remedial measures are required to deal with the hazards. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

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

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the strategy which are not within buildings shall be carried out before the commencement of any development approved by this permission. All works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed in writing with the Local Planning Authority. Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority.
   Reason - To ensure any soil, gas or water contamination on the site is remedied to protect the existing/proposed occupants of the application site and/or adjacent land.

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 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Nicola Lake

From: Andy Glencross
Sent: 19 November 2001 16:57
To: Nicola Lake
Subject: Planning Application F/2001/5140 Ruscombe Works Ruscombe Park Ruscombe

Hi Nicola

Hi Andrew

The site lies within 100metres of a great crested newt breeding pond and there could be newts using the site outside of the breeding season (June - February inclusive).

Consequently we must take the following approach :-

(1) The applicant needs to submit a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

This cannot be attached as a condition of planning permission.

I have not visited the 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

PLANNING SERVICES	HPT 500 44
POL	TLS
NC	ENF
20 NOV 2001	

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref ~~As below~~

19th November 2001

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION F/2001/5140
Land at Ruscombe Park, Ruscombe

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, *before* determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Prehistoric and Roman remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief previously supplied.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

8.07.02
Spoke to Elizabeth Rowe and she confirmed that due to the site conditions - a condition would be o.k in this case

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
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Lincoln
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Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Recycled Paper

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~16 OCT 2001~~ Valid 31 OCT 2001	Map No. 29 Site 023
Officer: NL / Application No. F 2001 5140	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed Single Storey Side & Rear Extensions to Building for ~~B2 Use Class~~ (General Industrial & B2 & B7 Use Class Special Industrial).

Location: Ruscombe Works Ruscombe Park

Parish: ~~Twyford~~ Ruscombe. Ward: Twyford. 5.11.01 JB.

Applicant: Formald Ltd.

Fee Received 30.10.01. (5) 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	Scale?	✓ 26/10	✓ 31/10
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Drawing 9712/2 shows the smaller extension to be a different shape & size from what is shown on block plan.	✓ 26/10	✓ 31/10
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 : 5.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer Extn adj. to Cons area .....
Environmental Health 250m Landfill Site Consultation .....
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 .....
J. Pastures, A. Glenoross re Newts.
Disabled Access officer

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency + Groundwater Prot Zone 3 .....
Rail Track Great Western .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps' .....

NEIGHBOURS:

S/N + see map.

31.OCT.2001 5240

Tel. 0118 9746429 (Direct Line)

Date 26/10/01

Your ref.

My ref.

M Carlisle
Manor Farmhouse
Denton
Oxford OX44 9JD

31 OCT 2001

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	~~No location plans submitted~~ - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point. Scale of plan? 1:1250	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	~~No block plans submitted~~ - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated. Scale of plan? 1:200 ✓	☑
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted. See application forms Q.7.	☐

Plans amended.

PTO

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑
Drawing 9712/2 shows the smaller extension a different shape to the one outlined on the block plan. Which is correct?

12) The following elevational plans are required: ☐
Block Plan. Drawing 9712/2 amended.

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

Any further queries please call 0790 999 0696

M. CARLISLE

31.OCT.2001* 5140

M R CARLISLE FRICS

Manor Farmhouse Denton Oxford OX44 9JD

Mobile 0790 999 0696 ***Tel/Fax*** 01865 875 388

email mcarlislefrics@aol.com

Wokingham District Council
Planning Dept.,
P O Box 157
Council Offices, Shute End
WOKINGHAM RG40 1WR

13 October 2001

Dear Sir,

FORMOLD LTD, Ruscombe Works, Twyford

I enclose a planning application to extend the existing building on the site.

I also refer to discussions with Tom Callaghan and Steve Auton a year ago when it was agreed that the proposal was in principle acceptable. You did have a query over access for service vehicles (see your letter dated 9th November 2000 – copy enclosed) but I explained that these would reverse into the site. The site access is conveniently on a corner making this a simple manoeuvre. I also confirmed that the site access is from the private estate road which is itself a cul de sac and not from the public highway. Entrance to this private road is controlled by a permanently manned security gate. This you confirmed was acceptable.

I trust the application is in order but should you wish to discuss any aspect please call me on 0790 999 0696.

Yours faithfully,

M R Carlisle.

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 9th November 2000.

Your ref.

My ref. TC/P12[23411]

Mr M R Carlisle
Manor Farmhouse
Denton
Oxford
OX44 9JD

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Mr Carlisle,

PROPOSED EXTENSIONS - FORMOLD LTD, RUSCOMBE WORKS, RUSCOMBE PARK, TWYFORD.

I refer to your letter dated 25th October 2000.

I can confirm that on the basis of the existing use and that of the proposed extension being restricted to B2-B7/B8 uses, the car parking will be sufficient. However, there are no details on your plan of the existing or proposed servicing arrangements to the building which will need to be provided before I can confirm whether the proposed extension is acceptable to the Highway Authority.

If you require any further assistance please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

Route M.
All public highway.

1789/a

SECTION 66 CERTIFICATE

31.OCT.2001 5140

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

+ See Note (a) to Certificate A

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

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

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed M.R. Carlisle

On behalf of FORMOLD LTD

Date 13/10/01

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

(1) RUSHCOMBE WORKS / TILBURY HOUSE PC 08 150 001-00

ADDRESS RUSHCOMBE LANE TAVISTOCK ALSO PARISH Ru Sheombe

PLOT No. ORD. SHEET No.

BUILDER 0/184/67 FORMOLD FACTORY GRANTED ON APPEAL 5.1

Plan No. 1/16/68	Applicant	Description of Development	Date of Decision 2.1.69	Decision
R/580/70	Tilbury Contracting Group Ltd	Dtls. Office Bldg.	21-1-71	N/A C/A
35/71	So Fine (PSn) LTD	S/S Factory	18-2-71	N/A Refus
477/71	Tilbury Const. Group Ltd	Covered Way	13-5-71	App TP 30-9-7
404/71	"	Office Bldg.	13-5-71	N/A TP 30-9-7
1121/71	Mr A Carlisle (Firemoulds)	S/S Ext. 200c'	28-10-71	App C/A
407/72	Fyffes Group LTD	W/Hse & Ancillary Office	13-4-72	N/A Refu
858/71 X TH	Tilbury Const. Group Ltd	3 Storey Office Block	11-5-72	N/A C/A
1507/72	" "	Oil Storage Compound	28-9-72	C/A
42/73	" "	Renewal Terrapin Office Bldg	25-1-73	N/A TP 31.12-74
931/73	" "	Temp. Office Accom.	5-7-73	N/A TP 31-12-7

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(2) Ruscombe Works ~~KILN HOUSE~~ PC 08 150 \ 001 ...

ADDRESS RUSCOMBE LANE. / TILBURY HOUSE PARISH Ruscombe. POND. E

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 407	S.G.B. Depot.	Extens. to garage	18.3.74	App N/A
00535 KILN HOUSE	Tilbury Contracting Group Ltd	Use of property as offices	18.4.74	N/A T. 31.3.7
00370	S.G.B. GROUP LTD	GARAGE EXTENSION	16.5.74	N/A C/A
01011	TILBURY CONTRACTING GROUP	ALTERATIONS & EXTENSIONS	11.7.74	N/A C/A
BR 989	" " "	Alterations & Extensions to store	24.7.74	App N/A
BR 1074	" " "	Oil & petrol storage etc.	7.8.74	App N/A
01436	" " "	ALTERATIONS & ADDITIONS	20.2.75	N/A C/A
02054	" " "	RENEWAL CONSENT OFFICE ACC.	20.2.75	N/A T.P. 31.12
02055	" " "	" " PRINTING DEPT.	20.2.75	N/A T.P. 31.12
BR 2373	FORMOLD LTD	ALTS. PROVIDING OFFICE ACC.	11.4.75	REF. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(3) Ruscombe Works. / TILBURY HOUSE

ADDRESS Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02508	Mr A F Carlisle	Alt to premises	15 5 75	N/A Re
BR 2703	FORMOLD LTD	ALTERATIONS	22.5.75	REF. N/
03008	MR. A. F. CARLISLE	ADD OFFICE ACC ON 1ST FLOOR	10.7.75	N/A RE
03413	" "	" "	2 10 75	N/A C/
03676 *	Tilbury Contracting Group Ltd	Administrative Office Block	6.7.76	AMENDED & APP.
BR 3712	" "	NEW OFFICES	23 12 75	REF N/A
04281	FORMOLD LTD	" " INTERNAL ALTERATIONS	15 4 76	N/A Ref
04402 * IH	Tilbury Constracting Group Ltd.	Admin block	15 4 76	N/A C/A
05074	FORMOLD CO. LTD	OFFICES & INT. ALTERATIONS	5.8.76	N/A C/A
BR 5119	"	" "	13.7.76	APP. N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 36

DRAINAGE

(4) ADDRESS RUSCOMBE WORKS / TILBURY HOUSE PARISH RUSCOMBE
Ruscombe Lane.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06941 * TH	Tilbury Contracting Group	for new office building External lighting	27.10.77	N/A C/A
07611	FORMOLD LTD	PROPOSED MATERIALS EXT. TO FACTORY FOR STORAGE	23.11.78 16.2.78	N/A C/A N/A C/A
07845	TILBURY CONSTRUCTING GROUP	CHANGE EX. ILL. LETTERING	16.3.78	N/A C/A
07846 TH	"	FLAGPOLE	16.3.78	N/A C/A
BR8157.	" "	Provision of external fire escape	16.3.78	APP. N/A
08059.	" "	" "	13.4.78	N/A C/A
BR 9569	"	DOUBLE GARAGE	13.10.78	APP. N/A
09395 ORIGINALLY FOR KILN HOUSE	"	"	26.10.78	N/A C/A
BR 9747	FORMOLD LTD.	EXT. TO FACTORY & STORE	10.11.78	APP. N/A
10809	STANLEY STRIDE & CO. LTD.	WAREHOUSE & OFFICE FOR (30A) STORAGE OF COS. & FRAGRANCE BOTTLES	5.7.79	N/A C/A
12456	UNITED CARRIERS LTD.	O/APP. PARCEL SORTING & DISTR. DEPOT.	13.3.80	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS RUSCOMBE WORKS / ~~TILBURY HOUSE~~ RUSCOMBE LANE INTERSERVE HOUSE PARISH RUSCOMBE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12581	FORMOLD LTD	O/APP. W/SHOP ON END WALL OF EX. BUILDING	13.3.80	N/A C/A
12456	UNITED CARRIERS LTD	O/APP. PARCEL SORTING & DISTR. DEPOT	13.3.80	N/A REF
*12996	MICHAEL O'MALLORAN PROPERTIES	LIGHT IND. 2 BLOCK OF 12 & ASS. OFFICE ACC., ROAD, PARKING & LANDSCAPING	10.4.80	N/A C/A
BR13419	Packaids Ltd	Erection of factory with offices on site of	25.4.80 5.6.80	Ref. N/A
13190	" "	as above		
13892	FORMOLD LTD	WORKSHOP	28.8.80	N/A REF
*BR15419	MICHAEL O'MALLORAN PROPERTIES	12 L.I. UNITS	16.9.80	APP. N/A
14205	FORMOLD	STAIRCASE ALTERATIONS	23.10.80	N/A REF
14328	"	W/SHOP	23.10.80	N/A C/A
*14968 PAVILIONS	MICHAEL O'MALLORAN PROPS.	L.IND. DEV. 3 BLOCKS TO PROVIDE 9 SEP. UNITS ETC.	12.3.81	N/A REF

DATE OF COMPLETION

MINISTRY DECISION 14968 - APPEAL GRANTED - 27.5.82

SPECIAL ORDERS * 12996 This now is known as Tavistock Ind. Estate units 1 - 12. See Sep Card.

DRAINAGE

091074

(6) Ruscombe Works / for Tilbury House units 1-10 see

ADDRESS Tavistock Ind Est PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16402	FORMOLD LTD.	REMOVAL INT. STAIRCASE	22.10.81	N/A CA
		NEW ENCL. EXT. "		
16186 ✗ PROTECTIVE	TILBURY CONTRACTING GROUP	L.IND. DEV. IN 3 BLOCKS (9 UNITS)	19.11.81	N/A RE
BR18083	BEHL ENG. LTD	STORAGE & OFFICE AREA	9.2.82	APP N
BR18540	KSM LTD. UNIT 7	WINDOWS, MEZZ. FLOOR & INT. FITTINGS	20.4.82	REF. N/
BR18481	BRYANTIRE ASSOCS. 10 & 11	2/ST. OFFICES	30.4.82	APP N/
BR18595	"	MEZZ. FLOOR & PARTITIONING	20.4.82	APP N/
17289	KSM LTD UNIT 7	WAREHOUSE & OFFICE	7.5.82	N/A CA
17448	" "	WINDOWS & MEZZ. FLOOR	7.5.82	N/A CA
BR18588	PACKAIDS LTD	FACTORY	10.5.82	REF N/
BR 18884	BRIAN TYLER ASSOCS. LTD " 11	ADD. DRAINAGE	28.6.82	APP N/

DATE OF COMPLETION

MINISTRY DECISION 16186 – APPEAL GRANTED – 27.5.82

SPECIAL ORDERS

DRAINAGE

091074

(7) ADDRESS Ruscombe Works / TILBURY HOUSE / Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR18990	KSM LTD UNIT 7	MEZZ. FLOOR + WINDOWS	9.7.82	REF
17902	" "	SIGN	27.7.82	N/A RE
BR19229	FORMOLD LTD	RE-POS. STAIRCASE + ALTS	18.8.82	REF N/
BR 19279	PACKAIDS	FACTORY & OFFICES	13.9.82	APP N/
BR19364	ELECTROVENT " 11	RAISED STORAGE AREA	28.9.82	REF. N/
BR19335	FORMOLD LTD	REPOS. STAIRCASE, ALTS.	11.10.82	APP N/
18241	KSM	NON-ILL. FASCIA SIGN	21.10.82	N/A RE
BR19633	CABLE LINK " 1	RAISED STORAGE AREA	18.11.82	APP N/
BR 19750	" " "	& PARTITION FOR OFFICE AREA	2.12.82	APP N/
18641	ORTOLON MAN " 4	SIGN	13.1.83	N/A CA
BR20225	FORMOLD LTD.	BASE FOR S/STORAGE W/SHOP	28.2.83	REF N/
18929	ORTOLON UNIT 4	INT. ADD – OFFICES	10.3.83	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS Ruscombe Works & Pond & Tilbury House PARISH ~~[illegible]~~ Rusco

PLOT No. Ruscombe Lane ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 20858	Formold Ltd.	Workshop	23.6.83	App N/A
21310	Tilbury	Tipping of topsoil -	10.7.84	N/A C/A
		Ruscombe Pond		
21746 *	"	Ind. Dev. - Tilbury Site	28.6.84	N/A C/A
21747 * TH	"	Rearrange car-parking	28.6.84	N/A C/A
		at Tilbury House offices		
BR 23483	"	Drainage at Tilbury House	1.11.84	App N/A
BR 23698 *	"	Ind./H.Tec. Bldgs.	27.11.84	App N/A
25086	SGB Group	Grassed area to car parking		
~~[illegible]~~ SEE	"	4 add car-parking spaces	30.10.87	C/A
28972		" " "	12.10.87	~~[illegible]~~ ~~[illegible]~~

* Pavilions

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30673 - Tilbury House Tilbury Group Ext. car parking 10.6.88 C/A

(9) ADDRESS Ruscombe Works Tilbury House Ruscombe Lane PARISH Ruscombe

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32227	Packaids Ltd.	2/st. Ext. to factory +	18.1.89	C/A
		add. car-parking		
BRA 8387	"	Ext. to H. printers	14.2.90	App
FP/93/1628	Tilbury Douglas Constr.	Tilbury House - incorporate	1.7.93	App
		corridor into open plan		
		offices		
FP96/5586	Formold Ltd.	Alts to factory unit	10.9.96	App
F/2000/1258	Tilbury Douglas T. H. now Interserve	Porch ext to office & add ext/entrance	12.06.00	C
FP/1999/0133	Tilbury House	Struct. Alts to int. walls to	20.3.00	App
		form openings		
FP/2000/0299	"	Refurb. 1st & 2nd floor	10.4.00	REF
FP/2000/0299A	"	"	23.6.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Enq. - Formold - Alts - 19.7.96

DRAINAGE

091074

FP/2000/0724 Robert Macdonald New glazed entrance porch 09/06/2000 App

31.OCT.2001* 5140

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: FORMOLD LTD
ADDRESS: RUSCOMBE WORKS, TWYFORD
POST CODE: . PHONE: 0118 9340443

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: M. CARLISLE
ADDRESS: MANOR FARMHOUSE, DENTON, OXFORD
POST CODE: OX44 9JJ PHONE: 0790 9990696

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: RUSCOMBE WORKS, RUSCOMBE PARK, TWYFORD, RG10 9JZ

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
EXTEND EXISTING INDUSTRIAL BUILDINGS FOR B2/B8 USES

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.2 approx.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1/1250 SITE/LOCATION PLAN; 1/200 SITE SURVEY PLAN; SCORPION BUILDING PLANS 9712/2 & 9712/1

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

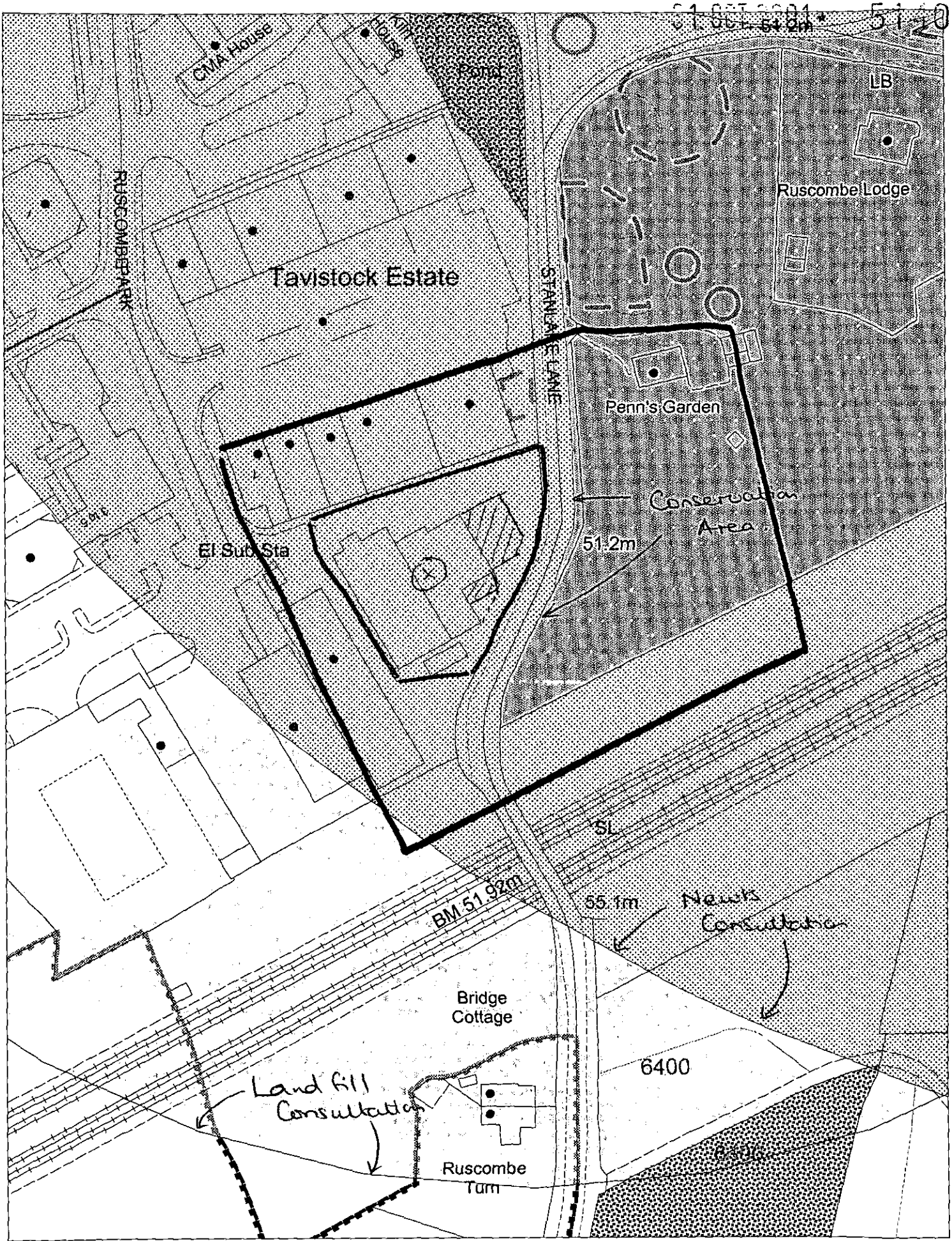
CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☒

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

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

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

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



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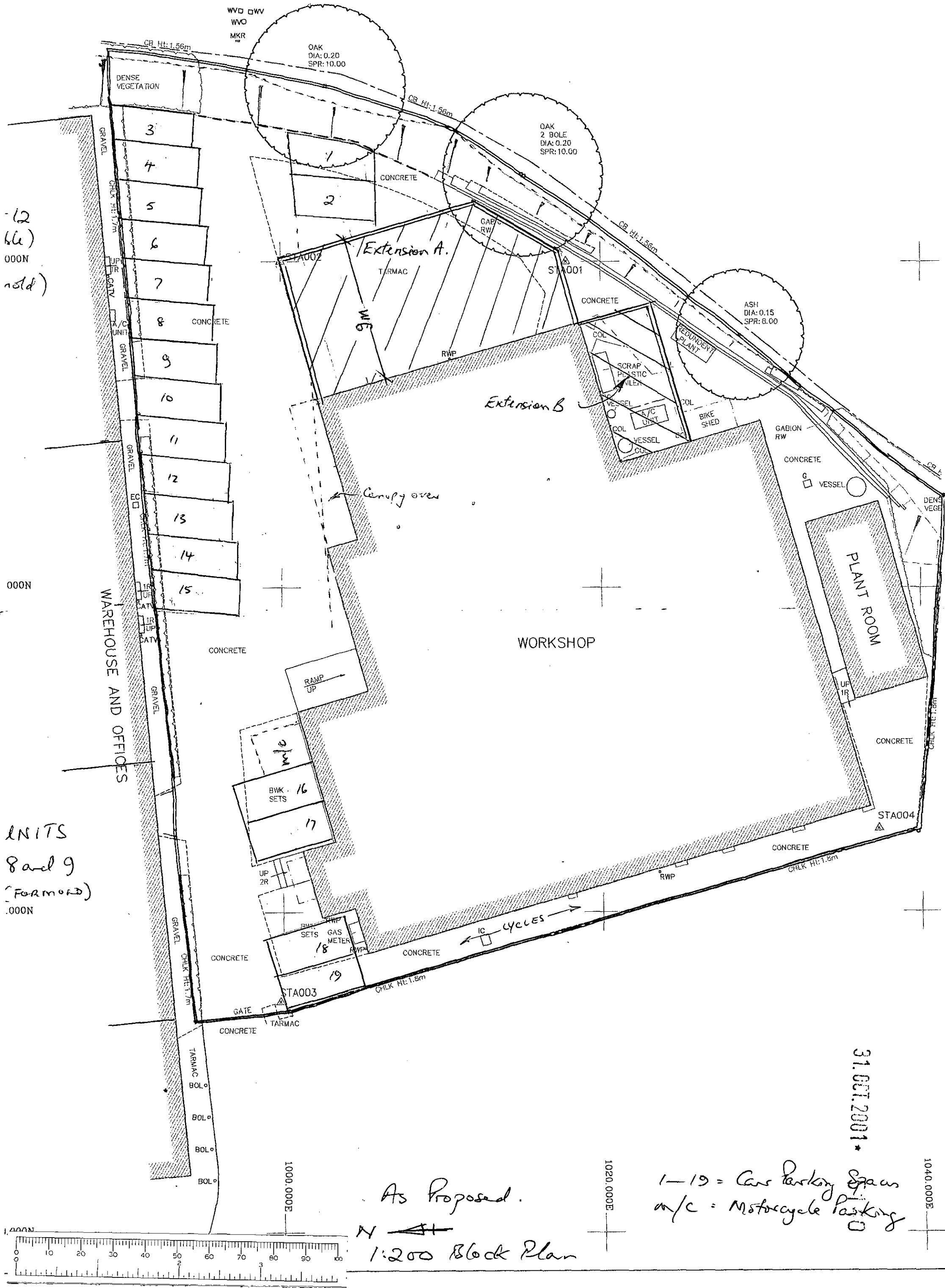
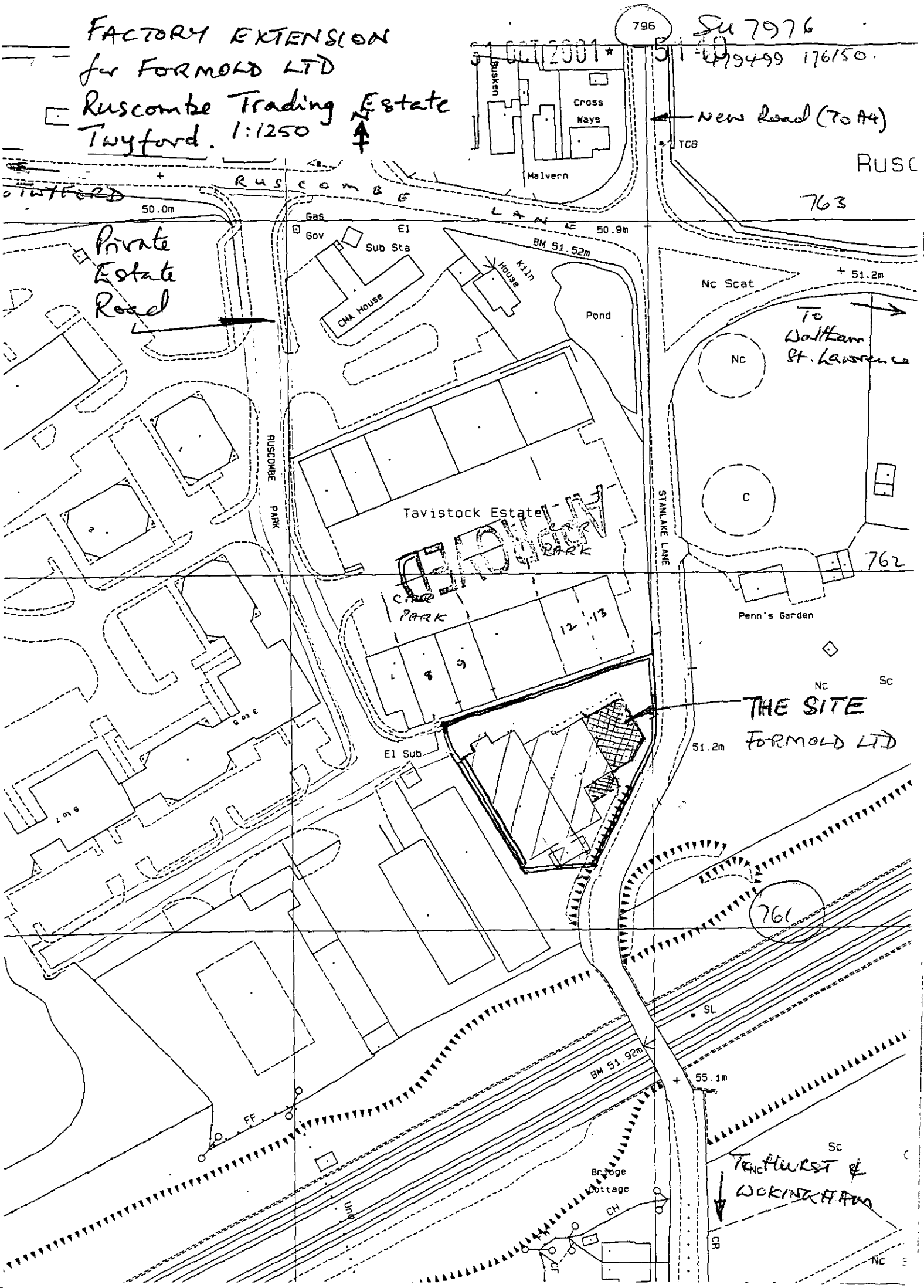
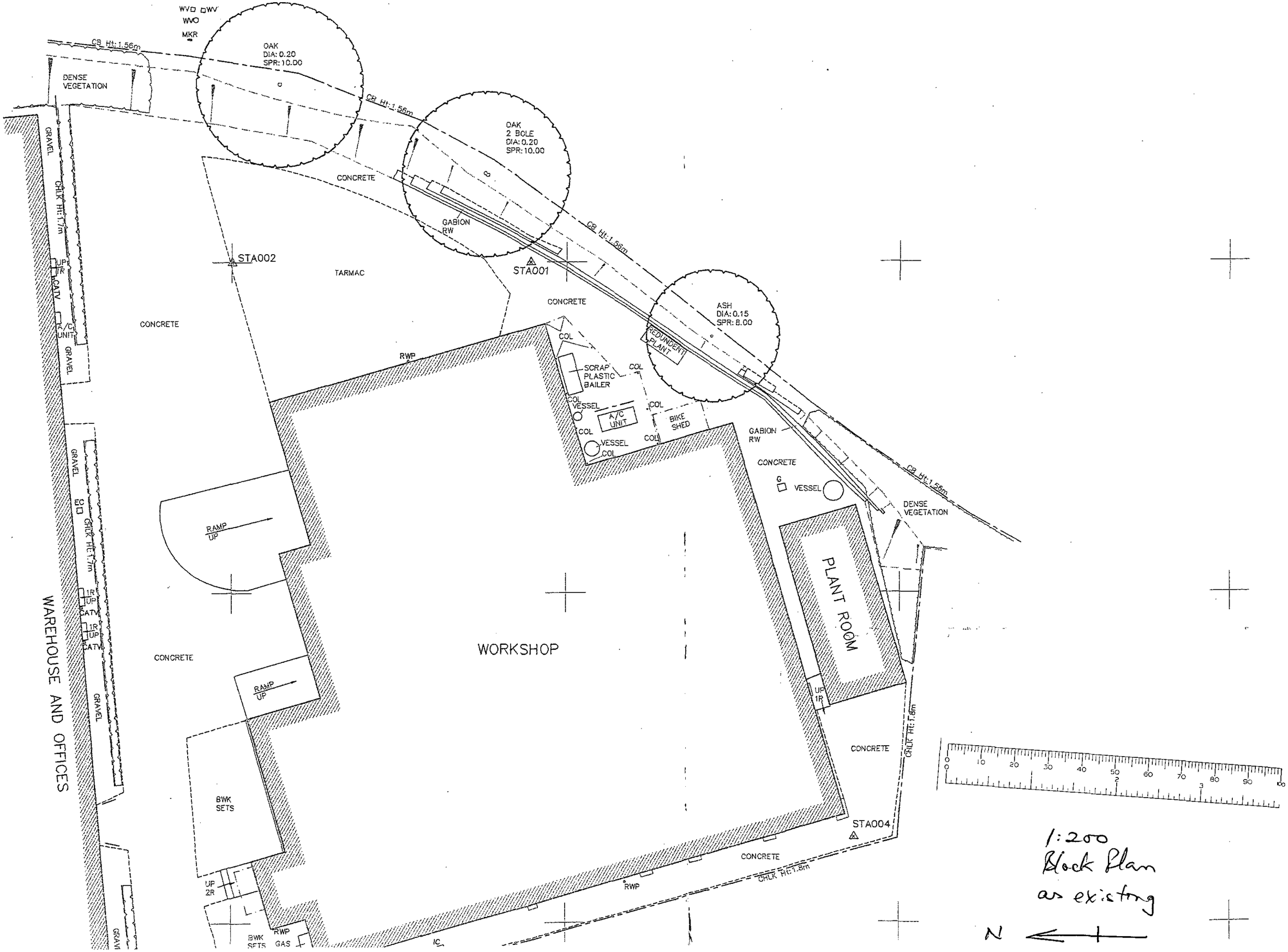
Development Control Section, Environmental Services, Wokingham District Council.
24 October 2001 Scale: 1 : 1250


WVD WV
WVO
MKR
CB Ht: 1.56m
OAK
DIA: 0.20
SPR: 10.00
DENSE VEGETATION
GRAVEL
CHLK Ht: 1.7m
CONCRETE
OAK
2 BOLE
DIA: 0.20
SPR: 10.00
GABION RW
Extension A.
TARMAC
STA002
STA001
ASH
DIA: 0.15
SPR: 8.00
REDUNDENT PLANT
COL
SCRAP PLASTIC TANKER
VESSEL
A/C UNIT
BIKE SHED
Extension B
RWP
UP TR
CATV
A/C UNIT
EC
1R UP
2R UP
Canopy over
WAREHOUSE AND OFFICES
WORKSHOP
PLANT ROOM
RAMP UP
BWK SETS
GAS METER
IC
CYCLES
GATE
STA003
STA004
TARMAC
BOL
1000.000E
1020.000E
1040.000E
1:200 Block Plan
As Proposed.
31.OCT.2001*
1—19 = Car Parking Spaces
a/c = Motorcycle Parking
UNITS 8 and 9 (FORMOLD)

APPROVED


FACTORY EXTENSION
for FORMOLD LTD
Ruscombe Trading Estate
Twyford. 1:1250
SU 7976
796
Busken
Cross Ways
Malvern
New Road (To A4)
TCB
RUSCOMBE LANE
50.0m
50.9m
Gas
Gov
El
Sub Sta
BM 51.52m
Kiln House
CMA House
Pond
Nc Scat
51.2m
To Waltham St. Lawrence
Nc
C
763
762
761
Private Estate Road
RUSCOMBE PARK
Tavistock Estate
CAR PARK
STANLAKE LANE
Penn's Garden
THE SITE
FORMOLD LTD
El Sub
SL
BM 51.92m
55.1m
FP
Bridge Cottage
CH
CR
TWYFORD & WOKINGHAM
Sc
Nc



Topog

A/R
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DP
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GV
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LC
LP
MH

Survey

STA No.
STA001
STA002
STA003
STA004

Notes

The Grid i:

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Rev