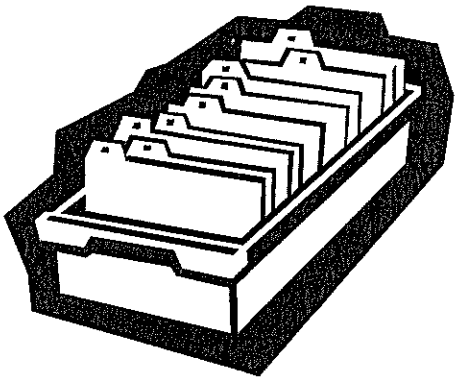
DATE: 13 December 2011

SCANNING INFORMATION SHEET

CONDITIONS



Application Number: F/2001/5188

Applicants Name: David Wilson & Bellway Homes South East

Site Address: Land At Church Farm & Cattle Breeding Centre, Church Lane, Shinfield, Reading.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 May, 2002
My ref. AO/F/2001/5188
Your ref. SP/2001/004864-1/1

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

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

Dear Mr Rose

PLANNING APPLICATION F/2001/5188 FOR THE PROPOSED ERECTION OF 140 DWELLINGS AND APPLICATION RM/2001/5187 FOR RESERVED MATTERS ON CONSENT O/2000/1891 FOR THE ERECTION OF 67 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD – CONDITION 12 – SURFACE WATER CONTROL

Please see attached letter and plans from the planning consultants and copy of relevant condition on draft decision notice and advise me within 2 weeks whether the proposals are acceptable for compliance with this condition.

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

Yours sincerely

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 April, 2002
My ref. AO/F/2001/5188
Your ref. 10981/A3/DPJ/JCR

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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
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Dear Mr Jarman

PLANNING APPLICATION F/2001/5188 FOR THE PROPOSED ERECTION OF 140 DWELLINGS AND APPLICATION RM/2001/5187 FOR RESERVED MATTERS ON CONSENT O/2000/1891 FOR THE ERECTION OF 67 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD –CONDITION 8 OF DRAFT CONSENT F/2001/5188 AND CONDITION 6 OF CONSENT RM/2001/5187 – SLAB LEVELS

Thank you for your letter of 19 March and enclosed drawings. I confirm the slab levels are approved on the following plots in relation to the specified drawings:

WO14/030 plots 1-7 and 67-71
WO14/031 plots 11-27
WO14/032 plots 28-43
0118/S-01C plots 8-10, 44-66, 72-77 and 88-97
(Plan 0118/S-01C is incorrect regarding the layout of plots 127-135.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 March, 2002
My ref. AO/F/2001/5188
Your ref. 10981/A3/DPJ/JCR

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Tel: (0118) 974 6000
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Dear Mr Jarman

PLANNING APPLICATION F/2001/5188 FOR THE PROPOSED ERECTION OF 140 DWELLINGS AND APPLICATION RM/2001/5187 FOR RESERVED MATTERS ON CONSENT O/2000/1891 FOR THE ERECTION OF 67 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD

I refer to the schedule attached to the letter of 6 March from David Wilson Homes and the schedule dated 14 March for the Bellway and social units. Under condition No. 2 of consent No. RM/2001/5187 and condition No. 2 of draft consent No. F/2001/5188, I confirm the proposed materials are acceptable for construction of the above dwellings, providing that for the Baggeridge Blended Orange Guilt bricks, only the red bricks in panel sample submitted to me are used and not the orange or 'blue' bricks on the panel.

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

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 February, 2002
My ref. AO/O/2000/1891
Your ref. SP/2000/2063-2064

Environment Agency
Swift House
Frimley Business Park
Frimley, Camberley
GU16 5SQ

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Dear Sarah Paxman

PLANNING APPLICATION O/2000/1891
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM & CATTLE BREEDING CENTRE, CHURCH LANE, SHINFIELD

I refer to the above application, copy of relevant part of decision notice, letter from David Wilson Homes and drawings. Please advise me whether the proposals are satisfactory for compliance with condition No. 5 (surface water source control measures) within 2 weeks of the date of this letter.

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

Yours sincerely

MRS A ODELL
Senior Planner

48031

Our ref: SP\2001\004413\001
Your ref: O/2000/1891

Date: 21st September 2001

ENVIRONMENT AGENCY

A.O.

SEP 2001

COPIES TO: | ACK: | FILE:

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

Dear Sir/Madam

CHURCH FARM, SHINFIELD, READING – CONDITION 6

The Environment Agency has received a copy of the site investigation report for the above site, pursuant to condition 6 of the outline consent. Please quote the following reference in any correspondence: SU76NW/18/5.

The Environment Agency is satisfied that the submitted report prepared by Symonds Group Ltd, dated August 2001 suitably determines the nature and extent of contamination at the site in question.

Upon receipt of a report providing validation that the works detailed under sections 9.12 to 9.14 of the Symonds report have been carried out, the Agency can recommend discharge of Condition 6.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Symonds Group, Symonds House, Wood Street, East Grinstead, West Sussex, RH19 1UU

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

Condition
3. No development shall take place within the application area, until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the District Council.

Condition
4. 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
5. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

Condition
7. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking, garaging and turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
8. Before any other part of the development hereby permitted is commenced, the proposed vehicular access, including the alterations to Church Lane shall be constructed fully in accordance with details to be submitted to and approved by the Local Planning Authority.

Condition
9. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 May, 2002
My ref. AO/F/2001/5188
Your ref. 10981/A3/DPJ/JCR

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DX: 33506 – Wokingham

Dear Mr Jarman

OUTLINE PLANNING APPLICATION O/2000/1891 – CONDITION 6 AND FULL PLANNING APPLICATION F/2001/5188 – CONDITION 13 FOR THE PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD

I advise you that the proposed works in the remediation validation report for the above site have been carried out satisfactorily as validated by Symonds Group. This satisfies the requirements of condition 6 on outline consent No. O/2000/1891 (and condition 13 on draft consent No. F/2002/5188) in respect of potential site contamination. However, I am still awaiting confirmation from the Environment Agency with respect to prevention of pollution of groundwater and surface water.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Angela Odell

From: John Mullaney
Sent: 17 May 2002 14:32
To: Angela Odell
Subject: RE: Church Farm, Church Lane, Shinfield

no no issues to raise.

-----Original Message-----
From: Angela Odell
Sent: 17 May 2002 14:31
To: John Mullaney
Subject: RE: Church Farm, Church Lane, Shinfield

Thanks - in my letter to them stating that the condition has been complied with, is there anything I should add - e.g. subject to .....?

-----Original Message-----
From: John Mullaney
Sent: 17 May 2002 14:04
To: Angela Odell
Subject: Church Farm, Church Lane, Shinfield

I have received the remediation validation report for the above site, reference consent O/2000/1891. I am satisfied that the proposed works have been carried out satisfactorily as validated by Symonds Group.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

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

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

Condition
14. Before development commences details of proposed mitigation measures in relation to bats shall be submitted and approved by the Local Planning Authority and English Nature. The approved mitigation measures shall be implemented in accordance with the approved details.

Condition
15. The proposed protective fencing around the badger sett shall be installed before any development or ground preparation works commence on any of plots 98 - 116 inclusive in accordance with details (to include method of installation) to be agreed by the Local Planning Authority and English Nature.

Condition
16. Before any of the dwellings on plots 98 - 116 are occupied, an interpretation board about the badgers shall be installed at the entrance to the badger reserve in accordance with details to be submitted and approved by the Local Planning Authority and English Nature.

Condition
17. Before the proposed church car parking is brought into use direction signs from this car park to the graveyard shall be installed in accordance with details to be submitted and approved by the Local Planning Authority.

Condition
18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. The garages shall not be used for any business nor as habitable space.

Condition
19. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 July, 2002
My ref. AO/F/2001/5188
Your ref. 10981/A3/DPJ/JCR

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Dear Mr Jarman

OUTLINE PLANNING APPLICATION O/2000/1891 AND FULL PLANNING APPLICATION F/2001/5188 FOR THE PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD

Condition 6 of outline permission O/2000/1891 and draft condition 13 of application F/2001/5188
Further to my letter to you of 22 May, I have now received confirmation from the Environment Agency (copy of their letter of 2 July attached) that they have no objection to the discharge of condition 6 (of O/2000/1891). I therefore confirm the requirements of this condition have been satisfied.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner