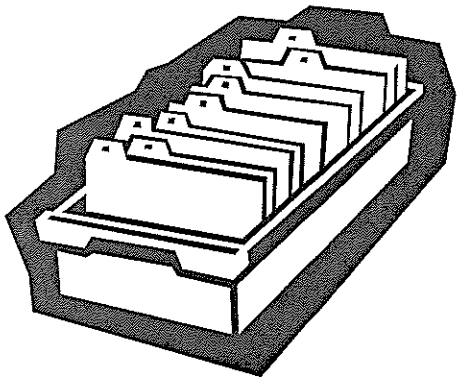
DATE: 10 October 2011

SCANNING INFORMATION SHEET

CONDITIONS



Application number: **O/2000/1891**

Applicant name: University Of Reading

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. 6 March, 2002
My ref. AO/O/2001/1891
Your ref. 10981/A3/DPJ/JCR

The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close, Calcot
READING
RG31 7BW

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 Jarman

PLANNING APLICATION 0/2000/1891
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD

Thank you for your letter of 22 February and enclosed drawing No. 10891/SC.01 showing details of the proposed short and long term contractors' compounds (including parking) and wheel washing facilities. I confirm that the proposed details are acceptable for compliance with condition 9 (site compound(s)) and 10 (avoidance of mud on the highway), providing:
!. In relation to the site compounds, any trees within or adjacent to the compounds that are shown to be retained on the approved drawing No. 10981/02 Rev.E, are protected in accordance with the requirements of condition 11 of draft consent notice No. F/2001/5188 and condition No. 9 of consent notice No. RM/2001/5187, and:
2. In relation to condition 10 you confirm in writing that road sweeping will take place on the public highway as necessary.

I advise you that this confirmation also covers the equivalent conditions Nos. 21 and 22 on the draft consent notice for application F/2001/5188.

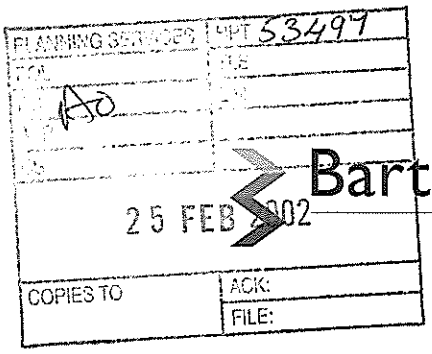
I look forward to receiving written confirmation regarding road sweeping. Meanwhile, if you wish to discuss the matter further please contact the case officer, Angela Odell.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk



Barton Willmore
Architecture

Mrs A Odell
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our Ref: 10981/A3/DPJ/JCR
22 February 2002

Dear Mrs Odell

HOUSING AT CHURCH FARM, CHURCH LANE, SHINFIELD
APPLICATIONS REF: F/2001/5188 AND RM/2001/5187

With reference to Draft Conditions Nos 21 and 22, we enclose two copies of drawing no 10981/SC.01 Site Compound Details, showing arrangements for short term and long term contractor's compounds and wheel washing facilities.

Yours sincerely

DOMINIC JARMAN

Encs

cc
A Tillion – David Wilson Homes
R Wild – Bellway Homes

Certificate No. FS 24864

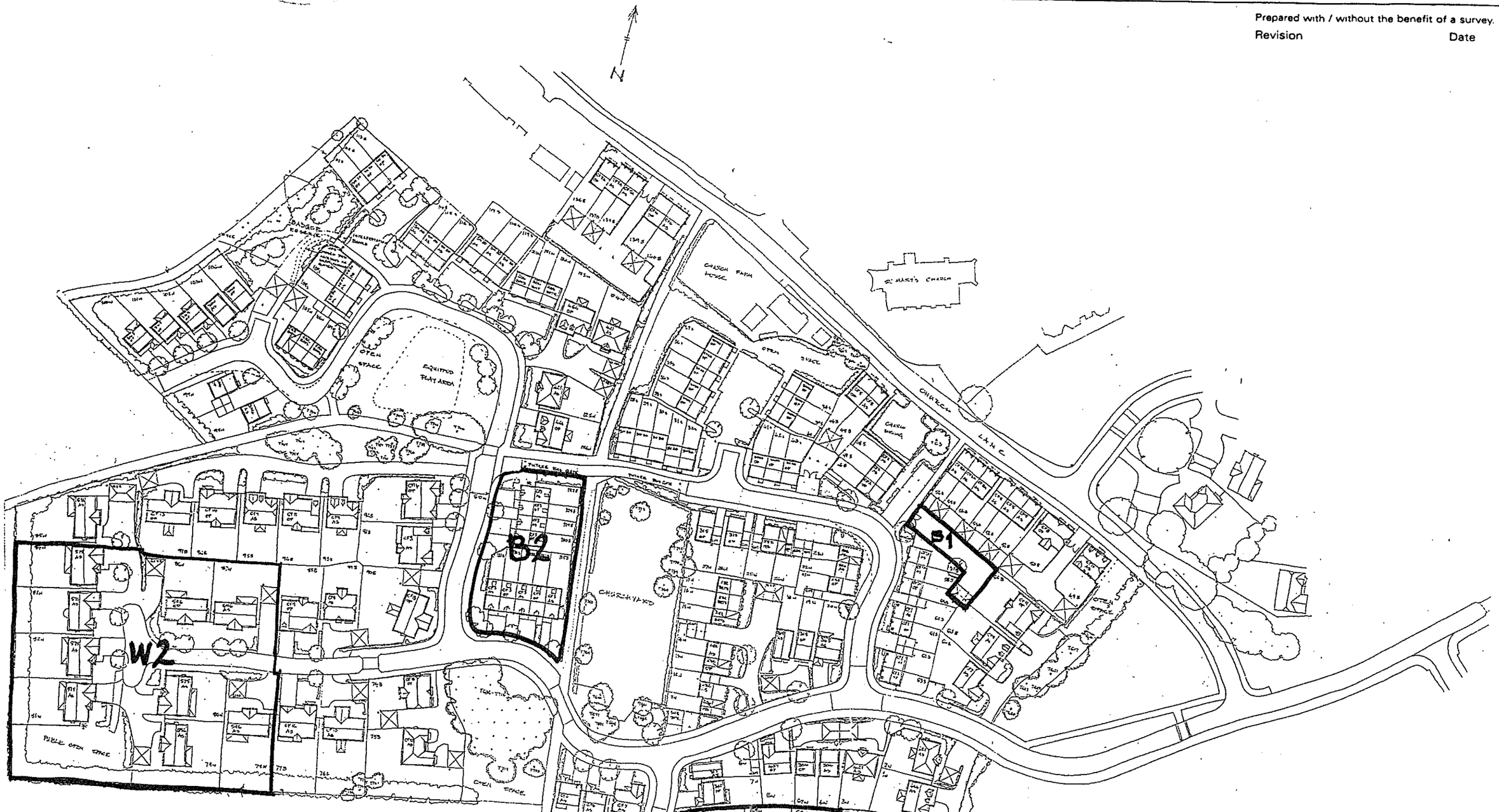
Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman, Nick Pitcher

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112057

Prepared with / without the benefit of a survey.

Revision	Date	By



KEY.

W1 + B1 SHORT-TERM SITE COMPOUNDS, D.W.H. | BELLWAY.

W2 + B2 MAIN SITE COMPOUNDS TO BE SET-UP WHEN ACCESSIBLE.

COMPOUNDS TO INCLUDE ACCOMMODATION, STORAGE, TURNING & PARKING.
WHEEL WASHING WILL BE BY DEDICATED HOSE POINTS AT FRONTAGE OF EACH WORK AREA OR NEAREST ROAD ACCESS POINT AS WORK PROCEEDS.

HOUSING AT CHURCH FARM, SHINFIELD.

SITE COMPOUND DETAILS.

10981 | SC. 01.

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0004
e-mail: architects@reading.bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Memo to: Steve Auton/Adam Coggins **27.2.02**

From: Angela Odell

CHURCH FARM

Pleases see attached and advise whether acceptable.

become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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.

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.

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.

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.

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.

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.

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.

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.

20. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

21. 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.

22. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
23. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
24. All shared drives shall be a minimum of 4.0 metres wide.
25. All garage doors shall be a minimum of 5.5 metres from the highway boundary.
26. Before any other part of the development hereby permitted is commenced, all bends and junctions shall be formed with forward visibility and visibility splays in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.
27. The road shall be constructed to adoptable standards.
28. Details of proposed haul routes and access for construction traffic shall be submitted to and approved by the Local Planning Authority before development commences. All construction traffic shall then use the approved haul routes and access only.
29. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan by occupiers of, or visitors to, any of the dwellings on plots Nos. 28 – 43 and 108 – 119.
30. Before development commences details of lighting and surfacing of the public rights of way footpaths where they pass through the site shall be submitted to and approved by the Local Planning Authority. The approved lighting and surfacing shall be provided in accordance with the approved details before any of the dwellings hereby approved are occupied.
31. Before development commences details of the proposed balancing pond and pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The balancing pond and pumping station shall then be installed in accordance with the approved details before any of the dwellings hereby approved are occupied.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard the visual amenities of neighbouring properties and the locality.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To safeguard the residential amenities of the occupiers of neighbouring properties.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To prevent the increased risk of flooding and to improved water quality.

Memo to: Steve Auton/Adam Coggins **27.2.02**

From: Angela Odell

CHURCH FARM – 5187/5188.

Pleases see attached and advise whether acceptable.

Details satisfy the highway authority, however require confirmation that road sweeping will take place on the public highway as necessary.

AC 27/02/02.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 March, 2002
My ref. AO/O/2001/1891
Your ref. 10981/A3/DPJ/JCR

The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close, Calcot
READING
RG31 7BW

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 Jarman

PLANNING APLICATION 0/2000/1891
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 140 DWELLINGS AT CHURCH FARM, CHURCH LANE, SHINFIELD - CONDITIONS

Haul Routes (condition 1(a) of consent no. O/2000/1891 and condition 28 of draft consent no. F/2001/5188)
I refer to the letter from David Wilson Homes dated 1 February which states that traffic movements for deliveries to the site will be via the A327 into Church Lane and directly into the site. I confirm this is acceptable, but must be the route for all vehicles entering and leaving the site (including for demolition and site clearance work) except for construction workers' own cars or light vans. Except for these workers' own vehicles, no other vehicles shall access the site via the north-west end of Church Lane.

Archaeology (condition No. 3 of consent no. O/2000/1891)
Due to the negative results gleaned from the watching brief, I advise you that the requirements of this condition have now been satisfied.
(For clarification, there is no equivalent condition for archaeology on the draft consent notice No. F/2001/5188 on advice from our consultant archaeologist that no such condition was required.)

I trust the above is clear, but if you wish to discuss the matter further please contact the case officer, Angela Odell.

Yours sincerely

M L THORP
Principal Development Control Officer

RL

DAVID WILSON HOMES

PLANNING SERVICES	WPT52608
POL	TLS
DC Ri	EHF
APP	
CS	
04 FEB 2002	
COPIES TO:	ACK
	FILE

DAVID WILSON HOMES SOUTHERN
Norgate House 1 Tealgate Charnham Park Hungerford Berkshire RG17 0YT
Telephone 01488 680300 Fax 01488 681594 www.dwh.co.uk DX 47108 Hungerford

FAO: Mr R Lettings
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Ref: Shin/IS/2.0/008

01 February 2002

Dear Mr Lettings

RE: Church Lane, Shinfield

Thank you for your telephone call relating to the traffic movements for deliveries to the above residential development.

This will be via the A327 into Church Lane and directly into our site.

I trust this meets with your approval and satisfies the planning condition in the outline planning consent.

Yours sincerely

Ian Sullivan
SENIOR REGIONAL DESIGNER
for and on behalf of
DAVID WILSON HOMES SOUTHERN
A DIVISION OF DAVID WILSON HOMES LIMITED

Noted.
P.E.
4.2.02.

Heart of the National Forest Foundation
Creating the Millennium Discovery Centre and The Leicestershire Forest Park in the midst of the National Forest

Wilson Bowden is a Major Millennium Sponsor to the National Forest Foundation

DAVID WILSON HOMES SOUTHERN IS A DIVISION OF DAVID WILSON HOMES LIMITED
REGISTERED OFFICE LEICESTER ROAD IBSTOCK LEICESTER LE67 6WB REGISTERED NUMBER 830271 ENGLAND ULTIMATE HOLDING COMPANY WILSON BOWDEN plc

Memo to: Steve Auton **7.2.01**

From: Angela Odell

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

Please see attached 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. 8.

Graham Hemmings at Parkman dealing with