P. Plan

F/2001/5267
CONTINUED

APPLICATION NO:
~~F/2000/2545~~

LOCATION:
~~The Firs Basingstoke Road Spencers Wood~~
~~Reading~~ Shinfield.

APPLICANT:
~~Mr & Mrs Harris C/O Chamberlain Sycamore~~
~~Architecture~~

PROPOSAL:
~~Proposed two storey [illegible]~~
~~dwelling~~

EARLI~~[illegible] DECISION: 22/12/2000~~
~~28 DAY [illegible]~~
~~APPLICATION [illegible] HAVE EXPIRED ON:~~
~~15/01/2001~~

CASE O~~[illegible]~~

379

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Marbleboard

EASIFILE EP7

Heidi Lynch

From: Joe Dray
Sent: 16 August 2004 16:25
To: Heidi Lynch
Subject: RE: Re: Oaklands Nursery F/2001/5267

Heidi
I have read all the information provided by Persimmon and I am happy for you to discharge this condition.
regards
Joe

Joe Dray
Principal Environmental Health Officer (Environmental Protection & Housing)
Wokingham District Council
Tel: 0118 9746395
Fax: 0118 9746401
joe.dray@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Heidi Lynch
Sent: Thursday, August 12, 2004 1:27 PM
To: Joe Dray
Subject: Re: Oaklands Nursery F/2001/5267

Hi Joe,

I understand the applicant has submitted you further information with regard to the noise conditions on the above application. Are these acceptable for me to discharge the condition now?

Thanks
Heidi

Tel. 0118 974 6481 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 06/07/04
My ref. F/2001/5267
Your ref.

Nick Ashfield
Persimmon Homes
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES

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 Ashfield,

RE: DISCHARGE OF CONDITIONS FOR OAKLANDS NURSERY, GREEN LANE, WINNERSH APPLICATION NO F/2001/5267

I refer to your letter dated 24th May 2004 with respect to the above application.

Condition 2 requires details of external materials to be submitted to the Local Planning Authority. The following materials are considered to be acceptable:

Brickwork – Ridgeway Multi and Winchester multi bricks from The Brick Business
Roof tiles – Forticrete Gemini tiles in Autumn and slate grey
Garage brick – Winchester multi bricks and Ridgeway multi bricks
Garage Roof - Forticrete Gemini tiles in Autumn and slate grey

Condition 3 requires details of slab levels. Plan no. 24043/100 showing the slab levels and finished floor levels is considered to be acceptable.

Condition 5 requires details of surface water source control measures. The plan nos. 24043/101 sheets 1 & 2 (Proposed Drainage Layout) are considered to be acceptable.

Condition 6 requires boundary treatment details. Further details of boundary treatment details will need to be submitted. These should show the proposed heights of the brick walls shown on the site layout and should also remove the close-boarded fences crossing over the ditch area running adjacent to the countryside boundary.

Condition 12 required details of proposed positions for site operatives etc. The details contained within the drawing 1622/19A labelled '*Traffic Management & Compound Layout*' are acceptable with respect to this condition. I note that your letter states you are hoping to temporarily lease an area of land adjacent to the development to increase the level of subcontractor parking. Please indicate on a layout plan where this area is to be located.

Condition 13 required details of proposed noise attenuation measures. The noise assessment survey submitted does not adequately address this condition. It is advised you speak directly with an Environmental Health Officer to find out precisely what details you will need to

submit. These should be specific details on how you proposed to mitigate the impacts of road traffic noise from future occupants.

WOKINGHAM DISTRICT COUNCIL

Condition 14 required a landscape scheme to be submitted. The Landscape Officer has assessed the scheme and requires more details to be submitted. She considers that the scheme for the site interior to be acceptable, however proposals for the south western boundary of the site need to be more fully detailed. This is considered to be an important boundary adjacent to the countryside and additional planting will be necessary. The gaps in the hedgerow will need to be identified and a number of hedgerow trees will need to be included especially in the gap behind plots 10 & 11. These details will need to be submitted to and approved in writing before this condition can be discharged.

Conditions 16 & 17 required details to the access road and the proposed junction works. Steve Auton has assessed the details submitted (plan nos. 24043/100, 102, 104, & 106) as well as the plan indicating the white lining in Reading Road submitted with your letter dated 02/06/04, and considers them to be acceptable.

Finally, I note that there has been a subsequent application for a similar development on the site in which the Section 106 agreement has not yet been signed. I am now chasing up these old files. Could you please confirm in writing or by e-mail that you wish to withdraw application no. F/2003/9564 as you are proceeding with the previously approved scheme.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Senior Planner

PERSIMMON

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www.persimmonhomes.com

30 July 2004
NA/glwinn/c/counc5

Mr Joe Dray - Environmental Health Department
Wokingham District Council
Planning Department
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Mr Dray

Re: Development at Oaklands Nursery, Green Lane, Winnersh
Application No. F/2001/5267

With regards to the above development and further to discussions with Heidi Lynch in the Planning Department, I write to confirm our proposals for noise attenuation pursuant to Condition 13 of our Planning Consent.

For your reference I enclose the following information:

1. A copy of our Planning Consent with Conditions dated 29 May 2003, Planning Ref: F/2001/5267.

2. A copy of our Noise Assessment carried out by Cole Jarman Associates dated June 2002.

3. A copy of our quotation from Aereco Ventilation Ltd specifying the installation of passive ventilation and acoustic trickle ventilation to plot 1-3 and 11-14.

4. A copy of our Site Layout Plan drawing No: 04/038/100B indicating the location of screen walls, fencing etc.

I would be grateful if you would consider these Passivent details to discharge this Planning Condition and advise me should you have any comment on the enclosed at your earlier convenience.

..../

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

..../

I look forward to discussing this scheme with you further in due course.

Kind regards,

Yours sincerely

Nick Ashfield TechRICS
Architectural Design Manager
PERSIMMON HOMES (THAMES VALLEY) LIMITED

cc: Heidi Lynch - Wokingham District Council
Trevor Wicks - Persimmon Homes (Thames Valley) Ltd
Andy Dunmall - Site
Brian Bermingham - Persimmon Homes (Thames Valley) Ltd
Robert Sutton - Persimmon Homes (Thames Valley) Ltd

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 23 August 2004

Location:	Oaklands Nursery, Green Lane, Winnersh
Proposal:	Proposed erection of 14 dwellings with garages
Application Number:	F/2001/5267

In response to your informal consultation dated 23 August 2004 for the above application, the landscape comments are as follows:

The revised landscape scheme as shown on drawing JBA 04/38-01 Rev A is now acceptable and the landscape condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

JAMES BLAKE ASSOCIATES

Registered with the Landscape Institute
Chartered Landscape Architects, Arboriculturists & Ecologists

The Black Barn
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OUR REF: JBA 04/38

YOUR REF: F/2001/5267

MS HEIDI LYNCH
WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM
RG40 1WR

Dear Ms Lynch,

17th August 2004

RE: PROPOSED DEVELOPMENT AT GREEN LANE, WINNERSH.

Please find enclosed the latest revision of our landscape proposals, measured works schedule and cost estimate.

These drawings have been updated to include the following amendments:-

1. Small section of land has been omitted from the rear of plots 1 & 2
2. Driveways to plots 6/7 and 14 have been straightened to allow for easier vehicle access.
3. With reference to Condition 14 of the planning permission, additional reinforcement planting has been added to the existing hedge boundary at the rear of plots 10-14.

I would request on behalf of my client that these documents are considered for approval and I would be very grateful if we could received a written response at your earliest convenience.

If you should have any queries regarding this matter please do not hesitate to contact us.

Yours sincerely

James Blake MLI
Principal

cc Mr Nick Ashfield - Persimmon Homes Thames Valley

Tel. 0118 974 6481 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 07/10/04
My ref. F/2001/5267
Your ref.

Nick Ashfield
Persimmon Homes
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES

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 Ashfield,

RE: DISCHARGE OF CONDITIONS FOR OAKLANDS NURSERY, GREEN LANE, WINNERSH APPLICATION NO F/2001/5267

The following conditions had information submitted, in which the details were considered to be acceptable: 2, 3, 5, 12, 16, & 17.

Condition 6 requires boundary treatment details. Drawing no. 04.038.100G received by the Local Planning Authority on 06/10/04 is considered to be mostly acceptable. The drawing shows 1.5m high panel fencing separating plots 11 to 14 and this fencing is shown to cross over the ditch area running adjacent to the countryside boundary. This is not acceptable. The fencing should stop short of the ditch.

Condition 13 required details of proposed noise attenuation measures. The details submitted to the Environmental Health Officer are considered to be acceptable.

Condition 14 required a landscape scheme to be submitted. The Landscape Officer has assessed the scheme provided on drawing JBA 04/38-01A and considers the details to be acceptable.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Senior Planner

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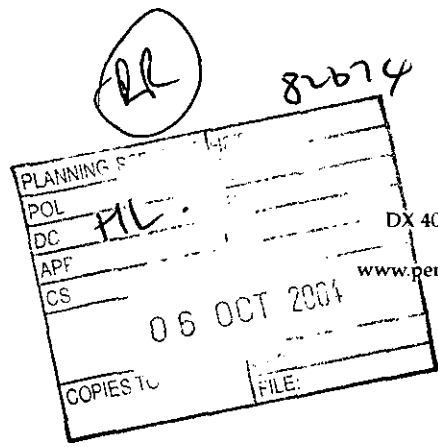
1st October 2004
NA/glwinn/c/counc7



Ms Heidi Lynch
Wokingham District Council
Planning Department
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Ms Lynch,

Re: Oaklands Nursery, Green Lane, Winnersh
Application No. F/2001/5267

With regard to the above development and further to our earlier discussions, I am pleased to enclose for your reference a finalised copy of our Site Layout plan drawing no. 04/038/100 Rev. G indicating the final boundary treatment to the rear of Plots 11-14.

I believe that the enclosed finalises matters in relation to Condition 6 and that all conditions in relation to this scheme have now been discharged.

I would be grateful if you would formally confirm that this is the case.

Thank you for your continued assistance.

Yours sincerely,

Nick Ashfield - TechRICS
Architectural Design Manager
PERSIMMON HOMES (THAMES VALLEY) LTD

Enclosure

cc: Trevor Wicks - Persimmon Homes (Thames Valley) Ltd
Paul Lugard - Persimmon Homes (Thames Valley) Ltd

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Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

Tel. 0118 974 6481 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 03/11/04
My ref. F/2001/5267
Your ref.

Paul Lugard
Persimmon Homes
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES

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 Lugard,

RE: DISCHARGE OF CONDITIONS FOR OAKLANDS NURSERY, GREEN LANE, WINNERSH APPLICATION NO F/2001/5267

Condition 6 requires boundary treatment details. Drawing no. 04.038.100H received by the Local Planning Authority on 14/10/04 is considered to be acceptable with respect to boundary treatments.

The following conditions have had information submitted in which the details were considered to be acceptable: 2, 3, 5, 6, 12, 13, 14, 16 & 17.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Senior Planner

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11th October 2004
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Ms Heidi Lynch
Wokingham District Council
Environment Division
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Ms Lynch,

Re: Development at Oaklands Nursery, Green Lane, Winnersh
Application No. F/2001/5267

I am in receipt of your letter dated 7th October 2004 addressed to my former colleague, Nick Ashfield, within which I note that information submitted to discharge Conditions 13 and 14 has been accepted by yourselves.

With respect to Condition 6 we have, as requested, omitted the separating fencing that crosses the existing ditch between plots 11-14 and a copy of the revised drawing 04/030/100 Rev. H detailing this is enclosed for completeness.

We trust this now answers all outstanding issues and would be grateful if you would confirm that all Planning Conditions relating to this application have now been discharged.

Should you have any further queries please do not hesitate to contact me.

Yours sincerely,

Paul Lugard IEng AMIStructE AMICE
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

Enclosure

RECYCLED PAPER

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 8 June 2004

Location:	Oaklands Nursery, Green Lane, Winnersh
Proposal:	Proposed erection of 14 dwellings with garages
Application Number:	F/2001/5267

In response to your informal consultation dated 28 May 2004 for the above application, the landscape comments are as follows:

I have spoken to Neil regarding the proposed tree works on the site as indicated within the tree survey and he is agreeable to these works.

The landscape scheme for the site interior is acceptable, however the proposals for the south western boundary of the site will need to be fully detailed. This is an important boundary is adjacent to the countryside and additional planting is considered necessary. The gaps in the hedgerow will need to be identified and the number of plants provided. In addition to the hedgerow plants a number of hedgerow trees will need to be included especially in the gap behind plots 10 & 11.

Catherine Brimble

Catherine Brimble
Landscape Architect

JAMES BLAKE ASSOCIATES

Registered with the Landscape Institute

Chartered Landscape Architects, Arboriculturists and Ecologists

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WWW www.jamesblake.demon.co.uk

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BJB/eh

Drwg ref: JBA 04/38-01
Your ref: F/2001/5267

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

24th May 2004

Dear Sir,

RE: - PERSIMMON HOMES THAMES VALLEY- GREEN LANE WINNERSH- PLANNING REF, F/2001/5267

Please find enclosed a copy of our Tree Survey plan and documents for the above site.

I would request on behalf of my client that these documents are considered for approval and I would be very grateful if we could receive a written response at your earliest convenience.

I look forward to your comments in the near future.

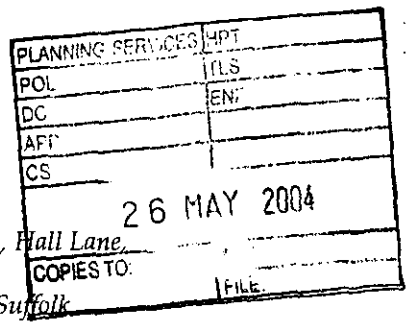
Yours sincerely,

James Blake MLI
Principal

JAMES BLAKE ASSOCIATES

Registered with the Landscape Institute

Chartered Landscape Architects, Arboriculturalists and Ecologists



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CO10 9QX
Telephone 01787 248216
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Email jamesblake@jba-landmarc.com
WWW www.jamesblake.demon.co.uk

TREE SURVEY

Site: Oaklands Nursery, Green Lane, Winnersh **11th March 2004**

1.0 Introduction

1.1 My name is Michael Leon Roseveare I hold a National Diploma in Arboriculture, gained at Merrist Wood Agricultural College in 1984. I have been working within Arboriculture since 1979 and since returning from a post qualification year in Germany (as Tree Surgery Forman), I have been practising as an Arboricultural consultant. My experience includes the private sector, (1985 to 1992 as a private practitioner) and the public sector (1992 to 1998 Cambridge City Council and 1998 to 2002 Suffolk Coastal District Council as a local government officer. I joined James Blake Associates in June 2002. My experience within the field of arboriculture is broad and encompasses current best practise in both the practical and the theoretical aspects of modern arboriculture. I have given evidence as an expert witness in matters concerning health and safety, contraventions, of the forestry act and in relation to breaches of the Town and Country Planning act (protected trees, TPO). My experience includes the full gamete of the Town and Country Planning act as in it relates to trees.

1.2 James Blake Associates has been commissioned by Persimmon Homes to undertake an independent, detailed inspection of the site's trees and to prepare a report on the health of and future management of trees.

1.3 The survey was carried out on 11th March 2004.

1.4 Information is given on condition, age, size and indicative positioning of trees and hedges found at the proposed development land at Green Lane, Reading Road, Winnersh. Tree surgery works deemed necessary are given: these works are to be carried out before development of the site begins to ensure the minimum possible stress to the existing trees, in the interests of sustaining as many trees in a healthy condition in the longer term.

2.0 The Site.

2.1 The site is an area of land to the rear of domestic properties which front Reading Road. Access to the site is via Green Lane, an unmade road which runs alongside an area of poor quality woodland which screens the M4. One domestic property is accessed from Green Lane. The proposed development occupies land formally used as a nursery.

2.2 The protected status of the trees is not known at this time, however it is likely that the retained trees will be protected by a condition of the planning approval. Permission from the council to carry out works to the trees will be required.

2.3 The site is broadly level.

2.4 The trees surveyed have been numbered T1 to T30 and G1. The trees are shown on the accompanying tree survey drawing number JBA 04/38-TS01.

3.0 The Trees

3.1 The trees fall into two distinct character groups.

The first group include all of the trees which are adjacent with the site boundary and combine with other trees off site to form partial screens to the adjacent domestic gardens. These trees form part of the well treed appearance of the area and provide a significant amenity as part of the whole. As individuals they are less important.

The second group of trees a re those which form the hedge line along the rear boundary of the site. These trees also provide an amenity as part of a larger feature but, because they are adjacent to open countryside they play a much more important role in screening the site from the countryside. Many of these hedgerow trees are in a poor condition and are likely to decline and be lost if remedial works are not carried out soon.

4.0 Protection of trees to be retained on site.

4.1 Apart from the necessary losses because of the proposed development, and apart from management proposals, the development process can have a detrimental affect upon the trees to be retained on the site. However with the implementation of the recommendations within the British Standards Guide for Trees in Relation to Construction, BS5837:1991, will ensure the trees survival.

5.0 Exclusion Zones.

5.1 During the development process it is essential that the trees continue to be protected from construction by the development of exclusion zones. These will be defined by protective fencing and within these, all activities, save authorized arboricultural works, will be prohibited. Once in place the protective fencing will be regularly supervised so that it remains in place, undamaged. The following should remain excluded from the exclusion zone.

5.1.1 Storage of all building materials.

5.1.2 Storage of oil/diesel/petrol tanks, and paints and solvents.

5.1.3 Location of site offices, mess rooms and sanitation blocks.

5.1.4 Mixing of cement, mortar or other adhesives.

5.0 Exclusion Zones continued:

5.1.5 No storage of topsoil or any other soils, sand or aggregates.

5.1.6 Parking of machines, vehicles or general site traffic.

5.1.7 No fires within 10m of the exclusion zones.

5.2 The exclusion zones are those areas within the line of protective fencing indicated on the attached Tree Survey Plan.

6.0 Services

6.1 The installation of services runs to the site is critical and must be considered prior to installation. Services must not encroach upon the tree root zones without the permission of the Local Planning Authority. This may require the use of special engineering techniques to avoid damage to the trees.

7.0 Hard Surfaces

7.1 Where there is an interface between tree root zones and proposed hard surfaces, particularly parking areas, specifically engineered solutions will be provided. In general these will be in line with the Arboricultural Advisory Information Services, Practice Note1, Driveways Close to Trees'. This provides a 'no dig' solution to construction adjacent to trees providing a minimal impact upon tree health.

8.0 Special Considerations

8.1 The techniques described for the retention of tree as part of the development are the most up-to-date available and are for the most part in accordance with or in advance of the requirements of British Standard BS5837:1991 ' A Guide for trees in relation to construction'. However supervision of the implementation of the recommendations is the key to ensuring successful protection of the trees to be retained.

9.0 Remedial Tree Works

9.1 Certain trees on the site to be retained require remedial tree work in order to ensure their future health and Safety and to reduce any nuisance value. The necessary works are indicated in the attached tree survey table. All tree works should be carried out in line with British Standard 1998:1989 'British Standard Recommendations for Tree Work'.

10.0 General Comments

10.1 Given the dynamic nature of trees and their environment the details of the survey will change over time. The trees will be affected by the development and it is suggested that they be inspected regularly to gauge their condition and safety risk. On completion of the development or at a date thereafter to be agreed this will become the responsibility of the owner of the tree(s).

10.2 A number of the trees identified have a high water demand that will have implications for foundations design. It is recommended that the developers engineers take this into account when specifying foundation depth in the houses potentially affected.

11.0 Conclusions and Recommendations

11.1 The trees on and adjacent to the site provide some little amenity in varying degrees. Neglect of particularly the hedgerow along the sites field side boundary has led to a general decline in the quality of the trees. The redevelopment of the site represents an opportunity to carry out urgent works including new planting.

11.2 Prior to any works on the hedges or boundary trees the ownership of the trees and hedges should be established. The relevant owners permission should be obtained before any tree work is undertaken.

11.4 The tree surgery works proposed as part of the survey are recommended to mitigate any identified problems that may be caused by trees in close proximity to this development. To this end, should these recommendations be overruled, this survey stands as the opinion of James Blake Associates, and therefore any damage or injury caused by trees recommended by this practice for felling or tree surgery works, to which the proposed schedule of works has been altered or the tree has been requested to be retained by the Local Planning Authority, cannot be the responsibility of this practice.

Michael Roseveare
Associate
Head of Arboriculture

Tree Survey Explanatory Notes

1.0 Categories

1.1 Below is an explanation of the categories used in the attached tree survey.

No.	Identifies the tree on the plan.
Species.	Common names are given to aid understanding for the wider audience.
BS 5837 Category.	On the basis of this assessment, trees can be divided into one of the following categories, and can be differentiated by cross-hatching or by colour: A, trees where retention is most desirable, high category (colour green); B, trees where retention is desirable, moderate category (colour blue); C, trees which could b be retained, low category (colour brown); D, trees for removal, fell category (colour red). These categories are based on health, form, safety, screening value, historical value and rarity.
***DBH* (mm).**	Diameter of main stem in millimetres from breast height. Where the tree is a multi-stem an average diameter is given.
Age.	Recorded as one of four categories (Y, young; SM, semi-mature; M, mature; and OM, over mature).
Height.	Recorded as one of four categories (S, small - less than 6m; M, medium 6-12m; L, large 12-16m; VL, very large - greater than 16m) or approximately in metres.
PSULE Category.	Relates to 'Safe Useful Life Expectancy' (Barrell 1993: 1, greater than 40 years; 2, 15-40 years; 3, 5-15 years; 4, fell within 5 years; 5, immature trees).
Crown spread.	Indicates the spread of the crown from the base of the tree.
Minimum distance.	This is the minimum distance for protective fencing from the base of the tree in line with BS 5837:1991. It is not necessarily that distance that would be agreed by the surveyor, but provides a guideline for protection of the tree during development.
Visual.	Concerns the planning and landscape contribution to the development site made by the tree, hedge or tree group, in terms of its amenity value, prominence on the skyline along with functional criteria such as the screening value, shelter provision and wildlife significance.
Problems / comments.	May include general comments about growth characteristic, how it is affected by other trees and any previous surgery work. Also specific problems such as dead wood, pests, diseases, broken limbs. Etc.
Work required.	Identifies the necessary tree work to mitigate anticipated problems and deal with existing problems identified in the previous category.

2.0 Tree Problems.

2.1 This gives a brief description of the problems identified in the attached tree survey.

Deadwood : Relates to dead branches in the crown of the tree. In the majority of cases this is just caused by the natural aging of the tree or its close proximity to neighbouring trees. However, in some cases it may be related to fungal, bacterial or vial infection and for that reason trees showing signs of excessive dead wood should be closely monitored.

Ivy (*Hedera helix*) :

This is generally only harmful on already unthrifty trees which may be constricted by large ivy stems around the trunk or may have their top growth suppressed by a mass of flowering shoots in the crown. Ivy should only be removed if absolutely necessary because of the abundant cover it gives to wildlife and then by severing twice close to the ground and removing a length of stem. Due to the amount of ivy in the area of woodland surveyed the view of bark damage and fungal brackets may have been restricted. I would therefore suggest the site is inspected again in the autumn and spring to look for signs of the above.

TREE SURVEY
For

Persimmon Homes

11th March 2004

Oaklands Nursery, Green Lane, Reading Road, Winnersh

The Black Barn, Hall Road,
Lavenham
Nr. Sudbury Suffolk
CO10 9QX
Telephone 01787 248216
Facsimile 01787 247264

Email jamesblake@jba-landmarc.com
WWW www.jamesblake.demon.co.uk

PLANNING SERVICES	HPT
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26 MAY 2004	
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	FILE:

Site:Reading Rd Winnersh.					Date: 11 March 2004			Surveyed By:...MLR			
Tree No.	**Species**	**BS 5387 Cat**	**DBH (mm)**	**Age**	**Height (m)**	**PSULE Category**	**Cropwn Spread (m)**	**Minimum Distance (m)**	**Visual**	**Problems / Comments**	**Work Required**
T1	Populus nigra "Italica"	A	600	M	15	2	6	n/a	Large hyrid poplar prominent in street scheme	Roots scalped in roadside verge. Ivy dead wood	n/a off site
T2	Populus nigra "Italica"	A	500	M	15	2	5	n/a	Large hyrid poplar prominent in street scheme	Roots scalped in roadside verge. Ivy dead wood	n/a off site
T3	Salix caprea	C	200	O/M	8	3	4	n/a	One of several poor quality williows fronting Reading Road	1/2 dead	n/a off site
T4	Quercus robur	B	1200	O/M	13	3	6	12	Large veteran oak to side of site access prominent tree.	Die back, dead wood lopsided, Ivy damaged to base	n/a off site
T4a	Quercus robur	C	400	M	8	8	5	n/a	Small suppressed oak adjacent to T4	die back decline, iny dead wood	n/a off site
T5	Fraxinus excelsior	C	400	M	12	12	5	6	Maturing ash on edge of access part of scrub woodland edge	Large codominant stem removed	n/a off site
T6	Acer pseudoplatanus	C	150 x 3	M	10	10	4	6	Multi stem sycamore adjacent to site acess	Poor example, ivy	n/a off site
T7	Acer pseudoplatanus	C	200	M	11	11	6	6	Multi stem sycamore adjacent to site acess	Squirel damage	n/a off site

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T8	Acer pseudoplatanus	C	500	M	12	12	5	6	Large sycamore on site boundary part of more open area of adjacent woodland.	Ivy	n/a off site
T9	Fraxinus excelsior	C	100	S/M	7	7	2	3	Small ash adjacent to site boundary.	Roots exposed, stem damage	n/a off site
T10	Quercus robur	C	500	O/M	9	9	5	9	Old field boundary oak part of row of screening trees to edge of site.	Declining/ Hollow, Dead wood	Remove dead wood if on site
T11	Fraxinus excelsior	C	450	O/M	11	11	5	6	Multi stem hedge row Ash part of screening hedge	Dead wood Ivy	Remove dead wood and ivy
T12	Quercus robur	C	350	S/M	10	1	5	6	Maturing oak in site screening hedge, potenitally important tree.	Dead wood	Remove dead wood
T13	Salix caprea	D	450	O/M	10	4	5	4.5	lopsided poor qulaity tree.	Decay	Coppice
T14	Fraxinus excelsior	C	350	M	10	3	4	3	mature ash, part of site screening hedge	Poor example, lopsided, Ivy	Coppice
T15	Fraxinus excelsior	C	450	O/M	11	3	5	6	mature ash, part of site screening hedge	Severe damage to right hand canopy, ivy	Crown reduce to 1m below damage, remove ivy
T16	Salix alba	D	400	O/M	4	2	1.5	3	Collapsed, cappiced willlow within screening hedge	None	Copice

Site:Reading Rd Winnersh.					Date: 11 March 2004			Surveyed By:...MLR			
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T17	Salix alba	C	500	O/M	10	3	7	6	Large cremative willow within site boundary hedge	Partically collapse, Ash crowing up through tree which has weak fork	Coppice willow, fell ash
T18	Fraxinus excelsior	D	100	O/M	8	3	3	4.5	Ash stump with 2 No stems	Decay in coppice stool	Coppice
T19	Quercus robur	C	100	S/M	9	1	2	4.5	Maturing oak near site boundary potentially important tree	Minor dead wood	Remove dead wood.
T20	Fraxinus excelsior	C	75 x 3	SM	9	1	2	3	Small ash mulitstemed closed to oak T19	Spoiling adjacent oak	Coppice
T21	Fraxinus excelsior	C	100	SM	9	1	2	3	Small ash mulitstemed closed to oak T20	Lopsided	Coppice
T22	Fraxinus excelsior	C	100	SM	10	2	4	3	Multi stem ash, poor example	Stem damage	Coppice
T23	Fraxinus excelsior	D	n/a	M	2.5	1	1	3	Coppice stool	Poor coppice work	None
T24	Fraxinus excelsior	C	100 x 3	M	9	2	4	6	Multi stem Ash near site boundary screens site, from adjacent dwellings	Ivy lopsided	Remove ivy
T25	Fraxinus excelsior	C	200	M	10	2	3	6	Small ash on adjacent site part of informal screening group	Weak fork at 1.8m	n/a off site

Site:Reading Rd Winnersh.					Date: 11 March 2004			Surveyed By:...MLR			
Tree No.	**Species**	**BS 5387 Cat**	**DBH (mm)**	**Age**	**Height (m)**	**PSULE Category**	**Cropwn Spread (m)**	**Minimum Distance (m)**	**Visual**	**Problems / Comments**	**Work Required**
G1	Prunus spp. Betula pendula Acer pseudoplatanus	C	200	M	10	2	4	6	Group of trees close to boundary screen adjacent dwellings	Ivy	Remove ivy
T26	Acer pseudoplatanus	B	300 x 2	M	11	2	5	9	large sycamore in adjacent dan garden	n/a off site	n/a off site
T27	Quercus robur	B	300	M	11	2	5	6	First of pair of oaks in adjacent domestic garden	n/a off site	n/a off site
T28	Quercus robur	B	250	M	11	2	5	6	Second of pair of oaks in adjacent domestic garden	n/a off site	n/a off site
T29	Quercus robur	B	150	M	11	2	4	6	First of pair of oaks in adjacent domestic garden	n/a off site	n/a off site
T30	Quercus robur	B	300	M	11	2	5	6	Second of pair of oaks in adjacent domestic garden	n/a off site	n/a off site

Condition 14
Landscape details approved

JAMES BLAKE ASSOCIATES

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Chartered Landscape Architects, Arboriculturists and Ecologists

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MEASURED WORKS SCHEDULE – SOFT LANDSCAPE PROPOSALS FOR PLOT LANDSCAPE AREAS

CLIENT: - PERSIMMON HOMES THAMES VALLEY
SITE: - OAKLANDS NURSERY, GREEN LANE, WINNERSH
DWG. NO: JBA 04/38-01. DATED: 02/08/04 Rev: - A Checked: - BJB

ITEM	QTY	RATE £	PRICE £

GENERAL REQUIREMENTS AND STANDARDS

The quantities given are approximate requiring tenderers to give fixed rates regardless of possible variations required on site. Tenderers shall not vary quantities specified without written letter of instruction, or other form of variation order from the Employer, or their agents (that shall include their Landscape Architect and hereafter also), irrespective of verbal comments received from any party. The Employer will not be liable for the cost of any additional works carried out without such written instruction being issued.

References to brand names shall mean any similar product that is both suitable, equal and approved by the Employer, or their agents, prior to submission of this priced tender document.

Where reference to the use of pesticides is made in this document, the following procedures shall be followed, and regulations complied with. The use of herbicides should only be made following a risk assessment to consider potential effects on the environment and on human health. The purchase, transport and storage of herbicides are regulated by Part III of the Food and Environment Protection Act 1985, Control of Pesticides (Amendment) Regulations 1997; the Health and Safety at Work Act 1974; the COSHH Regulations 2003, the product COSHH sheet and EC Directive 91/414/EEC (the "Authorization Directive") and the Plant Protection Products Regulations 1995 as amended by the Plant Protection Products (Basic Conditions) Regulations 1997. All herbicides must have an appropriate full or "off-label" approval for use in a relevant situation. Refer to the Pesticide Safety Directive, for which the website is given here for your assistance:- www.pesticides.gov.uk.

Partners: Mr. BJ Blake BA Hons Dip LA Hons MLI: Mrs LC Blake Bsc PGCE
Salaried Partner: Ms J Day Associates: Miss R Bodiam: Miss J Fergie: Mr M Roseveare: Mr D Wiseman
Northern Office: 6 George House, Princes Court, Beam Heath Way, Nantwich, Cheshire, CW5 6GD Tel: (01270) 610505

GENERAL REQUIREMENTS AND STANDARDS Continued:-

All pesticides shall be applied in suitable calm weather conditions, and allow for repeat spraying as required to achieve a complete kill. Do not under any circumstances plant into new topsoil that has not been allowed time for couch grass, and other perennial weed roots to re-grow sufficiently to be sprayed and killed.

Any damage to existing and new-planted material from incorrect spraying or spray drift by the Landscape Contractor, shall be made good to match that previously existing, at the Landscape Contractor's expense.

All bark or wood chip mulches shall be 0% dust and fines and shall be submitted to and approved by the Landscape Architect prior to use, whose decision as to its acceptability shall be final. No costs for sweeping up, carting away or replacing mulches shall be accepted by the Employer if rejected by the Landscape Architect. All mulch products shall be pest, disease and weed free and not have been treated with Methyl Bromide or any additives. It shall have been tested in accordance with the requirements of BS 4790:1987, for fire resistance and have a pH of between 4.5 and 5.5.

Include for making good any structures and surfaces disturbed for all items. Removal of litter and debris should be removed to an approved site of disposal.

IMPLEMENTATION PROGRAM
All soft works shall be implemented no later than the first planting season following the substantial completion of the construction works of the principle contractor and where reasonably practical be implemented before or during the construction works.

CULTIVATION AND TOPSOIL.

SHRUB BEDS.
Rotovate existing topsoil of all areas to be planted to a depth of 300mm, ensuring the ground is completely broken up and is free draining. Larger beds over 3m wide with suitable access, shall have any hard pans or deep compaction (from large machinery or site compounds) broken up by deep ripping at 500mm c/s to a depth of 600mm, prior to rotovating. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of existing vegetation. Resume ripping immediately where roots are not found.

ITEM	QTY	RATE £	PRICE £

CULTIVATION AND TOPSOIL Continued:-

SHRUB BEDS Continued:-
Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where ripping is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). If there is any weed growth between preparing the soil and seeding, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Incorporate 100g/m2 of Fisons "Neutrocote" slow release fertiliser to the manufacturers instruction and a non-peat based compost at 25L/m2. Remove all vegetative material, stones larger than 50mm in any one direction, litter and all other debris to leave an even and well-cultivated surface. Finished soil levels shall be a minimum of 90mm below adjacent pavement or grass surfaces where sheet mulch is not specified (65mm where sheet mulch is specified) – see drawing. The Landscape Contractor is responsible for contacting the Site Manager / Main Contractor at the tender stage to ascertain the level of support to be provided in adjusting soil levels to those specified. In any event, the Landscape Contractor is responsible for ensuring the levels are correct before commencing works. The Landscape Contractor shall agree a course of action with the Site Manager to ensure that excavated bases are broken up and free draining and that a suitable depth of topsoil is provided. Check that setting out lines are well defined, with smooth curves, wherever possible to radii; scribed on site with pegs and/or site marker paint. Include for forming clear edges to beds where adjacent to grass surfaces. All in accordance with Drawing No. JBA 04/38-01.

Ornamental Shrub beds
Approximate quantity:- 133m2

HEDGES – ALL TYPES.
Rotovate existing topsoil of all areas to be planted to a depth of 300mm, ensuring the ground is completely broken up and free draining. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of existing vegetation. Ensure the ground is completely broken up and is free draining.

COLLECTION £

ITEM	QTY	RATE £	PRICE £

CULTIVATION AND TOPSOIL Continued:-

HEDGES – ALL TYPES Continued:-
Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). If there is any weed growth between preparing the soil and seeding, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Incorporate 100g/m2 of Fisons "Neutrocote" slow release fertiliser to the manufacturers instruction and a non-peat based compost at 25L/m2. Remove all vegetative material, stones larger than 50mm diameter, litter and all other debris to leave an even and well-cultivated surface. Finished soil levels shall be a minimum of 90mm below adjacent pavement or grass surfaces where sheet mulch is not specified (65 mm where sheet mulch is specified) see drawing. The Landscape Contractor is responsible for contacting the Site Manager / Main Landscape Contractor at the tender stage to ascertain the level of support to be provided in adjusting soil levels to those specified. In any event, the Landscape Contractor is responsible for ensuring the levels are correct before commencing works. The Landscape Contractor shall agree a course of action with the Site Manager to ensure that excavated bases are broken up and free draining and that a suitable depth of topsoil is provided. Check that setting out lines are well defined, with smooth curves, wherever possible to radii; scribed on site with pegs and/or site marker paint. Include for forming clear edges to beds where adjacent to grass surfaces. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 25m

TREE PITS.
Excavate tree pits, to the dimensions stated below ensuring pit size is a minimum of 100mm wider than the root ball itself, taking care to stack topsoil and subsoil separately. If there is any weed growth between preparing the soil and seeding, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Fork over bottom and sides of pit to ensure adequate drainage. Incorporate Fisons "Neutrocote" slow release fertilizer to the manufacturers instructions and 30 litres of non-peat based compost into the backfill. For trees in grass surfaces, allow for surplus subsoil to be carted away to skip, to ensure finished soil levels are 75mm below any grass surface, to a radius of 500mm around the tree, (to receive sheet and bark mulch). All to be in accordance with Drawing No. JBA 04/38-01.

COLLECTION £

ITEM	QTY	RATE £	PRICE £

CULTIVATION AND TOPSOIL Continued:-

TREE PITS Continued:-
A) STD AND LARGE FTH TREE PITS;
1000mm x 1000mm x 850mm: Approximate quantity:- 3No.

AREAS TO BE TURFED.
Rotovate areas to be turfed to a depth of 150mm. For areas adjacent to existing trees and hedges, do not rotovate ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in any areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of such existing vegetation. Ensure the ground is completely broken up and is free draining. Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). Ensure soil levels are flush with adjacent paved surfaces (max tolerance 10mm below – 0mm above, and 65mm above planted areas). Cultivate and then grade entire area to form an even level. Include final grading of soil to marry-in soil levels with paving, manhole covers etc. Rake surface to form a fine tilth, removing all rocks, stones and organic debris greater than 20mm diameter. If there is any weed growth between preparing the soil and turfing, then spray such weed; carried out by a skilled and qualified operative, using a translocated, systemic, folia-acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. Water thoroughly to field capacity immediately prior to turfing, incorporating a little liquid feed; make and dosage to be agreed with the Landscape Architect. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 202m2

GENERAL AMENITY GRASS AREAS TO BE SEEDED.
Deep rip at 500mm centres to a depth of 600mm (taking care not to deep rip within 10m of existing tree stems or within 3m of existing hedges, or anywhere that roots are encountered greater than 10mm diameter). Rotovate or plough (as appropriate to size of area) existing topsoil for areas to be seeded, breaking the soil to a depth of 150mm. For areas adjacent to existing trees and hedges, do not rotovate or plough ground within 10 metres of existing trees or within 3 metres of existing hedges. Stop rotovating in any areas where roots greater than 10mm are encountered. These areas should be hand-forked with caution, taking care not to damage any roots of such existing vegetation. Ensure the ground is completely broken up and is free draining.

COLLECTION £

CULTIVATION AND TOPSOIL Continued:-

GENERAL AMENITY GRASS AREAS TO BE SEEDED Continued:-
Include for surface cultivating, even in areas where rotovating is not possible, but cease cultivation immediately where roots are encountered from existing trees and hedges (where hand cultivation will have to suffice). Harrow, machine-cultivate or hand-cultivate existing topsoil, as necessary, until a fine tilth is achieved. Grade soil to an even plane, removing all humps and hollows. Ensure soil levels are flush with adjacent paved surfaces (max tolerance 10mm below – 0mm above and 65mm above planted areas). Include final grading of soil to marry-in soil levels with paving, manhole covers etc. Ensure soil conforms to BS 3882:1994. Rake surface to form a fine tilth, removing all rocks, stones and organic debris greater than 20mm diameter. Repeat stone raking as necessary after settlement. If there is any weed growth between preparing the soil and seeding, then spray such weed using a skilled and qualified operative, using a translocated, systemic, folia acting herbicide, strictly in accordance with the requirements and regulations given on page 1 of this document. After a minimum of two weeks, rake off any dead growth and cart away. Supply, spread and rake in British Seed Houses "B. S. H. 1" granular fertilizer, obtainable from BSH Ltd on (01925) 654411, at a rate of 70g/m2, 9-10 days prior to seeding to the manufacturers instructions. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 45m2

PLANTING TREES AND SHRUBS.

SHRUBS.
Where no sheet mulch is specified on the drawing check soil levels are adjusted to a minimum of 90mm below pavement and grass surfaces, (65mm where sheet mulch is specified). Supply and plant shrubs in groups and individual specimens in exact positions as drawn, (to be inspected by the Landscape Architect). Include for supplying and laying sheet mulch prior to planting, if specified - see drawing, strictly in accordance with the specification instructions on the drawing. Supply and evenly spread 75mm of Melcourt Industries "**Rustic** Biomulch" (reducing to 50mm depth of the above if sheet mulch is specified). Allow for pruning back leggy growth after planting. Water in within 4 hours of planting with 20L water per m2, applied with a fine spray hose. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 133m2

ITEM	QTY	RATE £	PRICE £

PLANTING TREES AND SHRUBS Continued:-

PLANTING ORNAMENTAL SHRUB HEDGES.
Supply and plant hedge plants in a single straight row, butted up together in as even a line as possible (using 3 plants per metre), to form an immediate hedge form. Include for supplying and laying sheet mulch prior to planting, if specified - see drawing, strictly in accordance with the specification instructions on the drawing. Supply and evenly spread 75mm of Melcourt Industries "**Rustic** Biomulch" (reducing to 50mm depth of the above if sheet mulch is specified). Allow for pruning back leggy growth after planting. Water in all hedge plants, within 4 hours of planting, with 20 litres of water per m2. All to be in accordance with Drawing No. JBA 04/38-01.

HEDGE TYPE 1:- (Viburnum tinus)
Approximate quantity:- 25m

GAPPING UP EXISTING NATIVE HEDGE
Supply and notch plant whips in double row, staggered (6/m), in the gaps within the hedge and include for tubex shelters (1/whip), and 75mm of Melcourt Industries "Rustic Biomulch" evenly spread to a radius of 600mm. Watering in with 20L per m2. Allow for pruning back leggy growth after planting. All in accordance with Drawing No. JBA 04/38-01.

Provisional quantity:- 10m

STANDARD TREES
Supply and plant individual standard trees in exact positions as drawn. In the event that trees cannot be planted where shown, reposition further away from building foundations than shown, but never closer. Include for 2 No. 100mm diameter, 2m+ long, tree stakes per tree (height according to tree size and height above ground to be one third the height of the tree), cross-brace, sackcloth tie and spacer, in accordance with tree pit detail (if these accompany the drawings(s) listed below). Include for flexible hose watering tube fitted around top of the root ball, with 2No. end caps at both ends. For tree in grass areas, include for a 500mm radius of Melcourts "**Rustic** Biomulch" evenly spread around the base of the tree, 50mm deep, over a cut out square or circle of sheet mulch pegged well down at 300mm centres, with metal hoops, all recessed so that the mulch level is 25mm below the grass level, to allow for mowing, (i.e. the soil level will be 75mm below the grass level). Water in trees with 50 litres of water per tree position, within 4 hours of planting. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate Quantity:- 3No.

COLLECTION £

PLANTING TREES AND SHRUBS Continued:-

CLIMBING SHRUBS IN SHRUB BEDS.

SELF CLINGING VARIETIES: (S).
Supply and plant climbing shrubs in shrub beds in exact positions as drawn. In the event that climbers cannot be planted where shown, reposition further away from building foundations than shown, but never closer. Supply and fix stainless steel eyed screws, 125mm long, (2No. per climber) fixed into walls/fences, one at 250mm above the ground and the second 250mm from top of wall/ fence. Fix 2No. Lengths of heavy duty plastic coated garden wire tightly between the eyed screws. Train climbers to training wires, using plastic coated wire tags. This procedure ensures that the leaders adhere to the wall more quickly, and avoids wind damage. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 8No.

TURFING.

Water the entire area to be turfed thoroughly, to field capacity, and to a minimum of 15 litres per m2. Keep turf stored on site in moist and healthy condition. Supply and lay cultivated low maintenance fine lawn-grade turf, such as Rolawn "Medalion" or similar and approved, including for cutting turf around manhole covers, rodding eyes, stop cocks etc, and adjusting soil levels to suit. Roll using a suitable light roller. Ensure surface of turf is even and level. Water new turf to field capacity with a fine spray hose fitting. Allow for top dressing any cracks occurring within 14 days of turfing, using a 70/30 sand/soil mix containing grass seed. All to be in accordance with Drawing No. JBA 04/38-01.

Approximate quantity:- 202m2

SEEDING GENERAL AMENITY AREAS

No later than three weeks following final spray, sow seed mix specified below at a rate of 30g/m2, evenly over specified areas. Carefully rake in thoroughly to ensure that the seed is a few millimetres below surface levels. Roll using a light roller or a cylinder mower. Ensure surface is even and level. In the event of unexpected dry spell water thoroughly to field capacity using a fine spray hose and continue to water to maintain soil in a moist condition until establishment. Include for temporary protection until grass has established. Mow when the grass reaches 50mm tall cutting to a height of 35mm. Mow again within 10 days to a height of 30mm. Mow again after 10 days to a height of 25mm. Include for all subsequent mowing and further stone raking until the grass is free from any loose

SEEDING GENERAL AMENITY AREAS Continued:-

Mow again after 10 days to a height of 25mm. Include for all subsequent mowing and further stone raking until the grass is free from any loose surface stones and protruding stones and has fully established. Include also for hand weeding out persistent residual and pernicious perennial weeds and moreover for spraying with a suitable selective herbicide to remove weeds after the grass has properly established.

Spray strictly in accordance with the requirements and regulations given on page 1 of this document. All to be in accordance with Drawing No. JBA 04/38-01.

General Amenity Areas: Use Barenbrug Mix BAR 11 (01359 272 000).
Approximate quantity:- 45m2

HARD WORKS TO BE CARRIED OUT BY THE LANDSCAPE CONTRACTOR.

GRAVEL SURFACING AND PLANTS.
Grade, level, and allow soil to settle, including final grading by rake where uneven. Ensure that soil levels are finished 50mm below adjacent turf and paving surfaces. Supply and construct edging along to separate gravel areas and all shrub beds, flush with gravel surface (see plan). If timber edging is specified, supply and construct a 75 x 25mm ACQ treated timber gravel board, flush with the pavement level (15mm above the gravel level), secured as specified below. All visible timber shall be stained with 3No. coats of Sadolin "Classic", colour 'Walnut'. For curves greater than a 4m radius, cut grooves along the back of the board at 50mm c/s with a saw to achieve a smooth bend (grooves on the inside of the bend). Where edgings involve curves less than 4m radius use stainless steel strips, 100 x 3 x 2000mm. Fix all timber and metal edgings to 50 x 50 x 450mm, pressure treated timber stakes, driven into the ground to below finished levels, at 1000mm centres. Timber boards or metal strips shall be secured to stakes by twice nailing with galvanised flat-headed nails. Metal edgings will require pre-drilling and the use of non-rust screws, instead of the nails. Supply and spread sheet mulch to excavated and evenly graded bottoms, pegging down at 500mm centres, (200mm centres along edges) and burying flaps at edges, but ensuring that margins have no soil over, see inset detail on drawing.

HARD WORKS TO BE CARRIED OUT BY THE LANDSCAPE CONTRACTOR Continued:-

GRAVEL SURFACING AND PLANTS Continued:-
Supply and pit plant shrubs at the locations as specified on the drawing. Ensure that the pit is well cultivated and broken up and free draining, incorporating compost and fertiliser. For clay soil, mix in equal quantities of sharp sand. Ensure there is no soil whatsoever over the sheet mulch, and that sheet mulch flaps have been tucked back around the stem of any specimen plants and secured with a peg. Water in plants with 10 litres of water per plant and within 4 hours of planting. Supply and spread a consolidated layer of 40mm depth of washed rounded pea shingle, 20mm gauge and colour "buff" over the entire area. Roll with garden roller. Ensure that the turf and paving are 15mm higher than the top level of the gravel. All to be in accordance with drawing No. JBA 04/38-01.

A) Gravel Area - all areas.
Approximate quantity:- 18m2

B) Pit planted shrubs (3L)
Approximate quantity:- 26No.

C) Pit planted shrubs (10L)
Approximate quantity:- 3No.

MAINTENANCE OF ALL PLANTED AND TURFED AREAS.

A) MAINTENANCE GENERALLY.
Maintenance shall commence from the completion of works on site and shall cease 60 months following the date of Practical Completion. The Landscape Contractor shall be responsible for the timing of visits to ensure the site has a well-maintained appearance. The Landscape Contractor shall not price for maintenance where the land will be conveyed to residents on occupation (with the exception of the replacement clause - which shall apply to all situations). The Landscape Contractor's maintenance rate shall include for all the following items:-

B) WEEDING.
Remove all weed growth by hand as necessary to ensure weed free and tidy planting beds. Take great care not to disturb sheet or bark mulch. All weeds shall be removed from the site.

MAINTENANCE OF ALL PLANTED AND TURFED AREAS Continued:-

B) WEEDING Continued:-
Two visits are required per growing season where sheet mulch is specified, and 6 visits per growing season are required where no sheet mulch is specified. Visits should occur approximately monthly, subject to weather conditions.

C) SPOT HERBICIDING.
Persistent perennial weeds shall be controlled using a suitable herbicide to the manufacturers instructions, as required and at intervals to ensure no regeneration of weed. Extreme care must be taken to avoid damage to surrounding plants and grass, and to avoid spray drift. Any herbicide treatment shall be applied strictly in accordance with the requirements and regulations given on page 1 of this document, and the type of herbicide shall first be agreed with the landscape architect. Spraying shall be carried out by a qualified and skilled operative, and shall not be undertaken in windy conditions. All damage resulting from incorrect usage, spillage, and spray drift, to be rectified at the Landscape Contractors expense. One application is required per growing season where sheet mulch is specified, and 4 visits per growing season are required where no sheet mulch is specified. Visits should occur approximately every 6 weeks, subject to weather conditions.

D) WATERING.
(i) Watering Generally.
Watering shall be carried out during dry periods (less than 20mm rainfall at end of any 14 day period) and the Landscape Contractor shall be responsible for determining such dry periods and for contacting the Landscape Architect and agreeing the timing of each watering visit. The Landscape Contractor shall replace at his own expense any non – conveyed planting or grass that fails due to lack of water. During periods of drought, when restrictions are placed on the use of water, the Landscape Contractor shall be responsible for notifying the Landscape Architect of sources of second-class water and the costs of obtaining such water.
(ii) Shrubs and Trees.
Where sheet mulch is specified, allow two watering visits during any spell of continuous hot weather lasting more than 14 days at the rates given below. Where sheet mulch is not specified water all shrubs on 10 separate and agreed occasions during the growing season and the maintenance period. Increase frequency and number of visits during hot, dry weather, with any extra-over watering costs quoted for in advance to the Employer. Instruction for this additional watering shall be actively sought before commencement of the same. All watering shall be to field capacity (minimum 50 litres per tree position and 20 litres per m2 for all other planting)

MAINTENANCE OF ALL PLANTED AND TURFED AREAS Continued:-

D) WATERING Continued:-
(iii) Turfed and Grass seeded areas.
Water as necessary according to weather conditions, to ensure the soil remains in a damp condition, ensuring that water is applied to field capacity (minimum 15 litres per m2) approximately weekly, but more often if dry and not at all if wet, until fully established. Once established, water during any spell of continuous hot, dry weather lasting more than 14 days, during the maintenance period. Failure of seeded areas resulting from lack of watering shall be re-seeded, including any preparation required, at the Landscape Contractor's own expense. Do not water areas that have been conveyed to residents in occupancy without clear instruction to do so from the Employer.

E) SHRUBS, TREES & TIDYING BEDS.
Remove all litter and debris at each visit, leaving the site clean and tidy. Firm in and straighten any plants loosened and prune out dead, leggy and broken branches, without damage to natural habit of the plant. In the case of trees a suitably skilled and qualified arboriculturist shall carry out such pruning. Tree stakes and ties shall be checked, adjusted and replaced as necessary. Prune hedges back to an even hedge line to encourage thickening twice within the first growing season after planting. All trees and shrubs shall be fertilised using an approved liquid feed (N10:P15:P10) at a rate of 60g/ m2 during early May and late September.

F) GRASS CUTTING
Mow the seeded areas as set out in the seeding clause above, and continue to mow as follows:-
(i) Sports Area:-
Mow to a height of 20mm, at 14-day intervals throughout the growing season, and allow 14 cuts in total. Remove grass cuttings from site after each visit, to an approved composting facility. Trim edges and mowing margins. Roll grass in April, June and August. Apply and approved turf fertilizer, selective weed killer and moss retardant in May and September strictly in accordance with the requirements and regulations given on page 1 of this document.

MAINTENANCE OF ALL PLANTED AND TURFED AREAS Continued:-

F) GRASS CUTTING Continued:-
(i) General Amenity Areas Continued:-
Remove grass cuttings from site from May to August, to an approved composting facility. Strim edges and mowing margins. Roll grass in April, June and August. Apply an approved turf fertiliser, selective weed killer and moss retardant in May and September.

G) CONTROL OF INSECTS/ DISEASES.
Control insects, fungus and other diseases by spraying with an approved insecticide or fungicide. Pest problems and methods of control shall be agreed in advance with the inspecting Landscape Architect. Any pesticide treatment shall be carried out by a skilled operative strictly in accordance with the requirements and regulations given on page 1 of this document.

H) REPLACEMENT.
A full snagging list including all defective preparation, construction and plant stock shall be prepared by the contractor in the presence of the inspecting Landscape Architect at the end of the growing season following planting (around the 30th of September of each 12 month period of the total 60 month maintenance term). Monitor and record trees and shrubs for the duration of the maintenance period (60 months), and replace at once any plants that fail to thrive or develop full foliage during this period (including plants damaged during maintenance operations), which shall be replaced at the Landscape Contractors expense, (including any works necessary to enable planting to be properly carried out, i.e. removal and disposal of dead material), within the first planting season thereafter. Any plant that, after Practical Completion, is destroyed by vandalism, theft or similar cause through no fault of the Landscape Contractor, shall be replaced, following the submission of a detailed record and costing and the receipt of an order from the Employer for the same. The opinion of the Employer or his inspecting Landscape Architect shall be final in judging damaged and unhealthy plants to be replaced. Shrubs and trees, and their planting and mulching so replaced shall be to a specification agreed in writing with the Local Planning Authority.

I) FINAL STONE RAKING AND PICKING.
Stone rake all seeded areas and remove stone to tip on at least one further occasion, taking care to remove all stone greater than 20mm in any one direction. Carry out stone raking no more than 10 days before final inspection and handover (by whoever is the adopting authority). It is entirely the responsibility of the Landscape Contractor to contact the Landscape Architect to agree a date for this operation and to programme the work into his maintenance schedule.

COLLECTION £

MAINTENANCE OF ALL PLANTED AND TURFED AREAS Continued:-

J) FERTILIZING OF GRASS SEEDED AREAS.
Allow for 3no. applications of a suitable and approved granular slow release fertiliser to a ratio of 15:10:10 N.P.K, strictly in accordance with the manufacturers instructions. The fertilizer make and application rates shall be agreed with the Landscape Architect before use. DO NOT FERTILIZE WILDFLOWER SEEDED AREAS.

K) REPLACEMENT OF SEEDED AREAS.
Re-seed at once any areas that, before the end of the maintenance period, fail to show good growth or develop into a full, healthy, dark green sward. Any such re-seeding works shall first be agreed as to the required extent of the works with the Landscape Architect. All works shall comply strictly in accordance with the clauses for preparation works and seeding set out above.

L) NOTIFICATION
The Landscape Contractor shall notify the Site Manager, the Landscape Architect and company Q.S. of the date of each visit and a full account of the works carried out. In the event that such documentation is either not received or does not meet the standards and requirements of these parties, then maintenance invoices will not be authorised for payment.

COLLECTION

Page 1	.....	£
Page 2	.....	£
Page 3	.....	£
Page 4	.....	£
Page 5	.....	£
Page 6	.....	£
Page 7	.....	£
Page 8	.....	£
Page 9	.....	£
Page 10	.....	£
Page 11	.....	£
Page 12	.....	£
Page 13	.....	£
Page 14	.....	£
	TOTAL	£

PLOT BREAKDOWN/SUMMARY SHEET

In pricing this document the landscape Landscape Contractor must take into account the construction sequence and programme of the developer. The development will be constructed in phases and the landscape Landscape Contractor will be released a number of plots at a time. The employer will set out the build sequence and phasing below following the landscape Landscape Contractor's appointment. The employer reserves the right to alter the build sequence and the number of plots released at any time, without variation to the landscape Landscape Contractor's rates. The employer reserves the right to request works carried out without notification of the build sequence or phasing. This form may be completed by the employer and issued before landscape works commence.

PHASE 1 – Plots _____ **to Plots** _____
PHASE 2 – Plots _____ **to Plots** _____
PHASE 3 – Plots _____ **to Plots** _____
PHASE 4 – Plots _____ **to Plots** _____
PHASE 5 – Plots _____ **to Plots** _____
PHASE 6 – Plots _____ **to Plots** _____
PHASE 7 – Plots _____ **to Plots** _____
PHASE 8 – Plots _____ **to Plots** _____
PHASE 9 – Plots _____ **to Plots** _____
PHASE 10 – Plots _____ **to Plots** _____
PHASE 11 – Plots _____ **to Plots** _____
PHASE 12 – Plots _____ **to Plots** _____
PHASE 14 – Plots _____ **to Plots** _____

TOTAL – Plots _____ **to Plots** _____

SITE SPECIFIC INSTRUCTIONS:-

_____
_____
_____
_____
_____
_____
_____

5267

Tel. 0118 974 6481 (Direct Line)
E-mail: heidi.lynch@wokingham.gov.uk
Date. 06/07/04
My ref. F/2001/5267
Your ref.

Nick Ashfield
Persimmon Homes
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES

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 Ashfield,

RE: DISCHARGE OF CONDITIONS FOR OAKLANDS NURSERY, GREEN LANE, WINNERSH APPLICATION NO F/2001/5267

I refer to your letter dated 24th May 2004 with respect to the above application.

Condition 2 requires details of external materials to be submitted to the Local Planning Authority. The following materials are considered to be acceptable:

Brickwork – Ridgeway Multi and Winchester multi bricks from The Brick Business
Roof tiles – Forticrete Gemini tiles in Autumn and slate grey
Garage brick – Winchester multi bricks and Ridgeway multi bricks
Garage Roof - Forticrete Gemini tiles in Autumn and slate grey

Condition 3 requires details of slab levels. Plan no. 24043/100 showing the slab levels and finished floor levels is considered to be acceptable.

Condition 5 requires details of surface water source control measures. The plan nos. 24043/101 sheets 1 & 2 (Proposed Drainage Layout) are considered to be acceptable.

Condition 6 requires boundary treatment details. Further details of boundary treatment details will need to be submitted. These should show the proposed heights of the brick walls shown on the site layout and should also remove the close-boarded fences crossing over the ditch area running adjacent to the countryside boundary.

Condition 12 required details of proposed positions for site operatives etc. The details contained within the drawing 1622/19A labelled '*Traffic Management & Compound Layout*' are acceptable with respect to this condition. I note that your letter states you are hoping to temporarily lease an area of land adjacent to the development to increase the level of subcontractor parking. Please indicate on a layout plan where this area is to be located.

Condition 13 required details of proposed noise attenuation measures. The noise assessment survey submitted does not adequately address this condition. It is advised you speak directly with an Environmental Health Officer to find out precisely what details you will need to

submit. These should be specific details on how you proposed to mitigate the impacts of road traffic noise from future occupants.

Condition 14 required a landscape scheme to be submitted. The Landscape Officer has assessed the scheme and requires more details to be submitted. She considers the scheme for the site interior to be acceptable, however proposals for the south western boundary of the site need to be more fully detailed. This is considered to be an important boundary adjacent to the countryside and additional planting will be necessary. The gaps in the hedgerow will need to be identified and a number of hedgerow trees will need to be included especially in the gap behind plots 10 & 11. These details will need to be submitted to and approved in writing before this condition can be discharged.

Conditions 16 & 17 required details to the access road and the proposed junction works. Steve Auton has assessed the details submitted (plan nos. 24043/100, 102, 104, & 106) as well as the plan indicating the white lining in Reading Road submitted with your letter dated 02/06/04, and considers them to be acceptable.

Finally, I note that there has been a subsequent application for a similar development on the site in which the Section 106 agreement has not yet been signed. I am now chasing up these old files. Could you please confirm in writing or by e-mail that you wish to withdraw application no. F/2003/9564 as you are proceeding with the previously approved scheme.

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Senior Planner

8·30

Highways Conditions - circled + drainage

Application No: F/2001/5267 EXC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Steve could you please look at these for me & sign off today if possible. Cheers HEIDI

Notification of Approval of Permission

Luff Homes
C/O Deirdre Wells IPDP
35 St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2001/5267

Parish: **WINNERSH**

Location: **Oaklands Nursery, Green Lane, Winnersh.**

Proposal: **Proposed erection of 14 dwellings with garages.**

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.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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.

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. ~~for Roger~~

for. T.W.U.

6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

7. 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) no additional windows or similar openings shall be constructed in the roof of the dwellings on plots 4 -10 or the north-western flank of the dwelling on plot 1 (adjacent to Shardeloes) except for any which may be shown on the approved drawing(s).

8. The bathroom and WC windows in the development hereby permitted shall not at any time be glazed other than with obscured glass.

9. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

10. 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. It shall not be used for any business nor as habitable space.

11. 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.

12. 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.

13. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be

retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

15. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

16. No development shall take place until details of the method of construction of the access road and footway have been submitted to and approved in writing by the Local Planning Authority and the works shall be carried out in accordance with the approved details.

17. No development shall commence until details of the proposed right turn lane junction works have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until these works have been constructed in accordance with the approved details.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

5. To prevent the increased risk of flooding and to improve water quality.

6. To safeguard the visual amenities of neighbouring properties and the locality.

7. To safeguard the residential amenities of the occupiers of neighbouring properties.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To safeguard visual amenities.

10. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

PLANNING SERVICES	HPT 79708
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2nd June 2004
PL/glwinn/c/counc2

Ms Heidi Lynch
Wokingham Unitary
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Ms Lynch,

Re: Development at Oaklands Nursery, Green Lane, Winnersh
Application No. F/2001/5267

With respect to the above consent, please find enclosed for your information details of the right hand turn required to access this development. You will note that these details have already been agreed with Steve Auton of your Highways Department.

We would be grateful if you would confirm that condition 17 of this consent could now be discharged.

Condition 17 details acceptable

Yours sincerely,

Paul Lugard IEng AMIStructE AMICE
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

Enclosure

cc: Steve Auton - Wokingham District Council
Nick Ashfield - Persimmon Homes (Thames Valley) Ltd

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited. Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

Tel: 0118 974 6322 (Direct Line) Fax: 0118 974 6313
Email: steve.auton@wokingham.gov.uk
Date: 15 March 2004
My ref: SNA/KMJ/20055485
Your ref:
File ref Planning – Winnersh

WOKINGHAM
DISTRICT COUNCIL

Environment Division
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

F.A.O. Mr P Lugard, Engineering Design Manager
Persimmon Homes (Thames Valley) Limited
45-47 Station Road
GERRARDS CROSS
Buckinghamshire SL9 8ES

PERSIMMON HOMES (TV) LTD
TECHNICAL DEPARTMENT
18 MAR 2004

ACTION	COPIES

Dear Mr Lugard

GREEN LANE, WINNERSH

I refer to your letter and enclosure dated 9 March regarding the proposed development at the above location.

I enclose a plan indicating the required amendment to the white lining in Reading Road to allow it to blend in with the existing arrangement.

If I can be of any further assistance please do not hesitate to contact me on the above direct dial telephone number.

Yours sincerely

STEVE AUTON
SENIOR ASSISTANT ENGINEER

18.3.04
cc: Jon Regent.

Enclosure

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
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SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
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www.persimmonhomes.com

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24th May 2004
NA/glwinn/c/counc1

Wokingham District Council
Planning Department
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

Dear Sirs,

Re: Oaklands Nursery, Green Lane, Winnersh
Application No. F/2001/5267

With regard to the above development Persimmon Homes (Thames Valley) Ltd have recently completed our purchase of the site from Luff Homes. I write, therefore, to enclose the necessary information to enable the discharge of planning conditions attached to this consent as follows:-

Condition 1
It is currently our intention, subject to your approval, to commence clearance works on site week commencing 7th June with a view to completing the entire development by May 2005.

Condition 2
I am pleased to enclose for your reference and approval a copy of our proposed external materials schedule and working drawing elevations, as detailed on the attached drawing issue sheet. Our brick and roof tile suppliers have under separate cover delivered samples of our proposed materials to your office labelled with our planning application reference for your consideration. I would be pleased to discuss the external elevations with you in greater detail in due course.

Condition 3
I am pleased to enclose a copy of our consulting engineer's external works drawing no. 24043/100 indicating proposed slab levels for your consideration to discharge this condition.

Condition 4
Noted. Our construction department has been advised of the permitted working hours accordingly.

Condition 5
Our consulting engineer has been in discussion with your Steve Auton in the Highways Department, in relation to the road and drainage layout. The enclosed drainage layout drawing nos. 24043/101 (1 of 2 & 2 of 2) have as such been approved by Steve Auton and should, therefore, be sufficient to discharge this planning condition.

Layout + Hydrobrake for T.W.U. approval. Highway drainage is O.K.

Cont ...../2

RECYCLED PAPER

Condition 6
I am pleased to enclose for your consideration in the discharge of this condition our site layout drawing no. 04/038/100 and external works drawing no. 24043/100 indicating proposed boundary treatments.

Condition 7
I am pleased to enclose for your reference a copy of our working drawings for plots 1 & 4-10, which as you can see are elevated in accordance with the planning drawings.

Condition 8
Noted. All bathroom and WC windows will be glazed with obscured glass.

Condition 9
Provision has been made for pre-ducting cable TV within the development as part of our infrastructure works.

Condition 10
Noted. Our legal department will covenant as such within transfer documentation.

Condition 11
Noted.

Condition 12
I am pleased to enclose a copy of our proposed traffic management plan for your consideration to discharge this condition. We are currently also hoping to temporarily lease an area of land adjacent to the development to increase the level of subcontractor parking provision. Should this not be possible we will endeavour to limit the level of subcontractor parking on site.

Condition 13
I am pleased to enclose a copy of Cole Jarman Associates Acoustic Report dated June 2002, the recommendations of which will be implemented. We would be happy to meet with your Environmental Health Department and yourself to discuss and agree the final specification of acoustic measures to these units.

Condition 14
Our consulting landscape architect, James Blake Associates, has forwarded to you under separate cover a copy of our Tree Report and Soft Landscaping Scheme for your consideration to discharge this condition.

Condition 15
Noted.

Condition 16
As for Condition 5 the design & detail of the proposed access road and footpath has been discussed and agreed with your Steve Auton. The enclosed road setting out and detail drawing nos. 24043/100, 102, 104 & 106 should enable the discharge of this condition.

Condition 17
As Condition 16 above

Cont ..../3

I trust that the above and enclosed information will enable conditions on this development to be discharged at the earliest opportunity.

I would be more than happy to meet with you should you wish to discuss any aspect of this scheme further.

Yours sincerely,

Nick Ashfield TechRICS
Architectural Design Manager
PERSIMMON HOMES (THAMES VALLEY) LTD

Enclosure

cc: Andrew Hammond - Persimmon Homes (Thames Valley) Ltd
Phil Lloyd - Persimmon Homes (Thames Valley) Ltd
Trevor Wicks - Persimmon Homes (Thames Valley) Ltd

SITE:OAKLANDS NURSERY, GREEN LANE, WINNERSH **SITE CODE: .....** **SALES NAME: .....**

KEY: **BRICKS: THE BRICK BUSINESS**
RM: RIDGEWAY MULTI
WM: WINCHESTER MULTI
NOTE: DETAIL BRICK IN ALL CASES IS TO BE THE SAME AS FACING BRICK

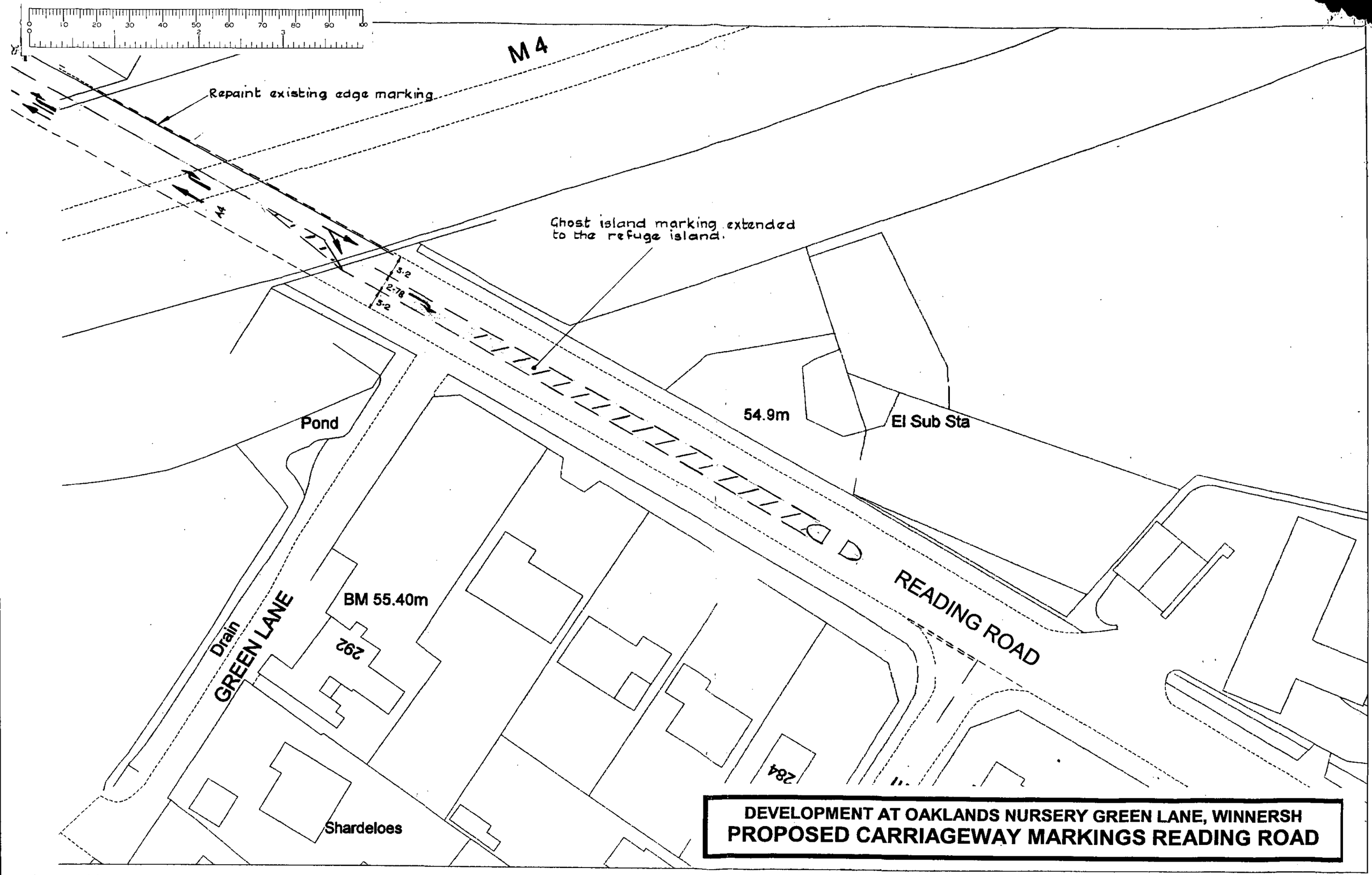
Roof Tiles - FORTICRETE
GEMINI - AUTUMN (A)
GEMINI - SLATE GREY (SL)

Windows: **White UPVC**
RAINWATER GOODS: BLACK UPVC

PLOT	HOUSE TYPE	HANDING	BRICKS okay		SCREEN WALL	FEATURE	STONEWORK	ROOF TILE F okay		GARAGE BRICK	GARAGE ROOF	WINDOW STYLE	
								autumn A	slate grey SL			HORIZONTAL BAR	HORIZONTAL AND VERTICAL BAR X4
			RM	WM									
1		AS		✔	RM	CURV.ARCH		✔		WM	A	✔	
2		AS		✔	RM	CURV.ARCH		✔		RM	SL	✔	
3		AS		✔		CURV.ARCH		✔		WM	A	✔	
4		AS	✔			SOLDIERS			✔	RM	SL	✔	
5		AS	✔			SOLDIERS			✔	RM	SL	✔	
6		AS	✔			SOLDIERS			✔	RM	SL	✔	
7		AS	✔			SOLDIERS			✔	RM	SL		✔
8		AS	✔			SOLDIERS			✔	RM	SL		✔
9		AS	✔			SOLDIERS			✔	RM	SL	✔	
10		AS	✔			SOLDIERS			✔	WM	A	✔	
11		AS		✔	WM	SOLDIERS		✔		WM	A	✔	
12		AS		✔		STONE	✔	✔		WM	A	✔	
13		AS		✔		STONE	✔	✔		WM	A	✔	
14		AS		✔		SOLDIERS		✔		WM	A		✔

brick & roof tile details acceptable for condition 2

LAST AMENDED: 21st MAY 2004
GLWINN/dwg/arch



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ngineering Section, Environmental Services, Wokingham District Council.

Scale: 1 : 500

N W E

M4

EXISTING MARKINGS

READING ROAD

Pond

54.9m

El Sub Sta

Drain

GREEN LANE

BM 55.40m

292

284

Shardeloes

LERS LANE

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