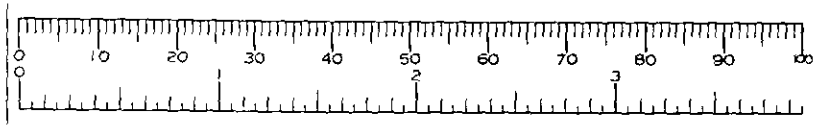
PART 2





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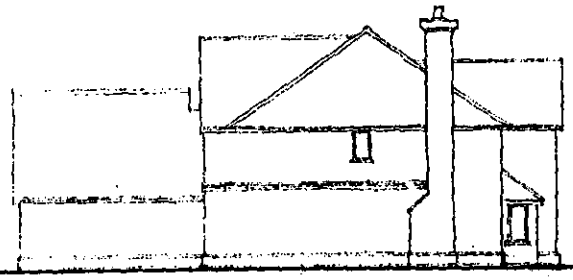

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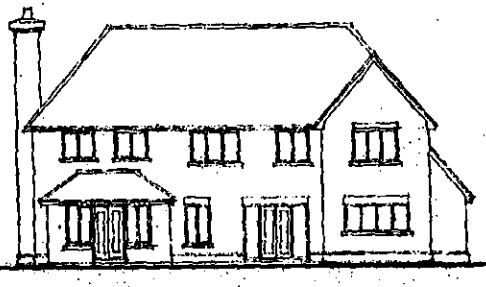

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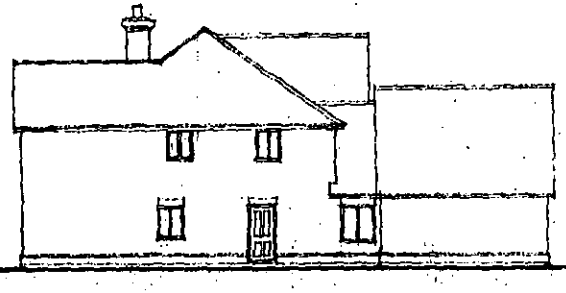

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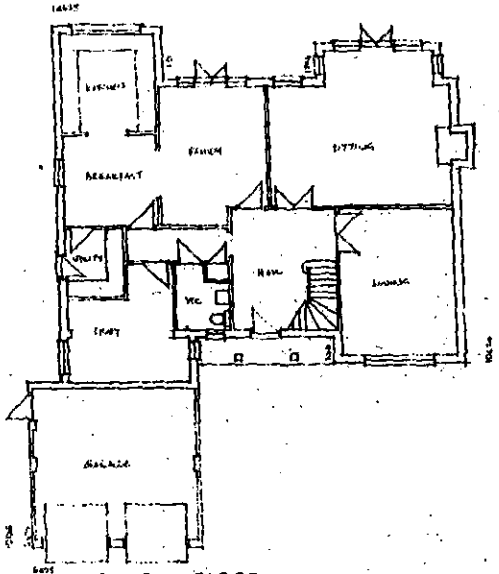

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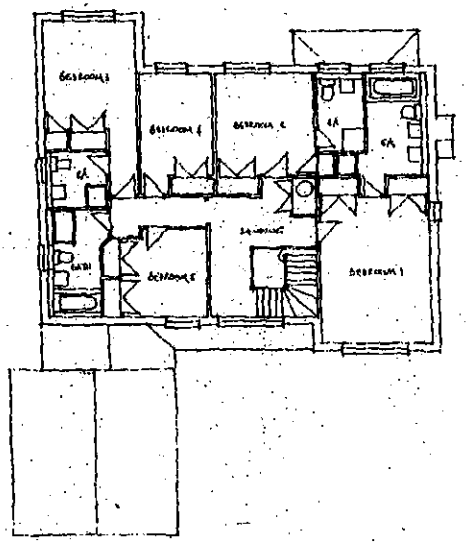


FIRST FLOOR

REVISED PLAN
3598
3598

34962

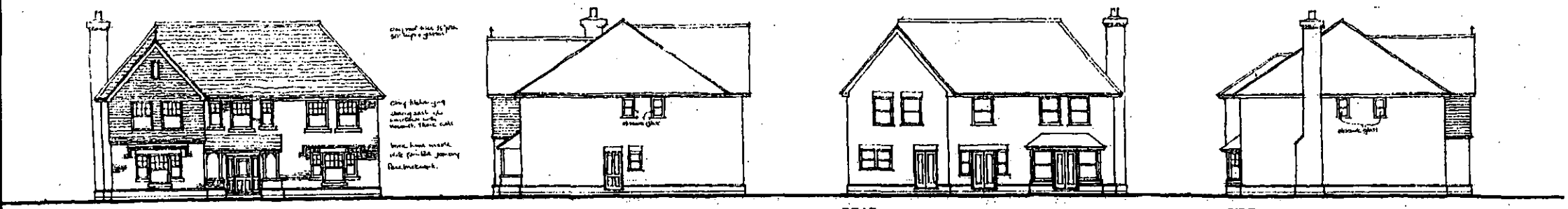
project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 1

date FEB 01 scale 1:100

drawing number 01 15 02 rev A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabazon House 64 Portsmouth Road
Guildford Surrey GU2 5DU

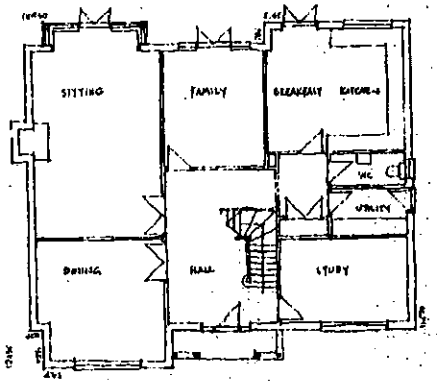


FRONT ELEVATION

SIDE

REAR

SIDE



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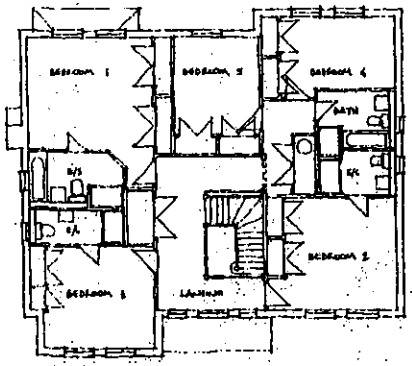

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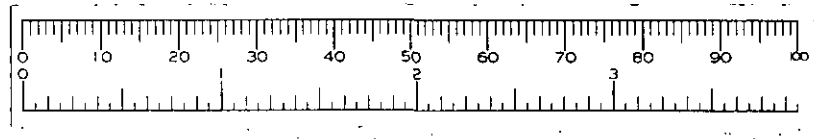


34493

REVISED PLAN
3536-4
3598-4

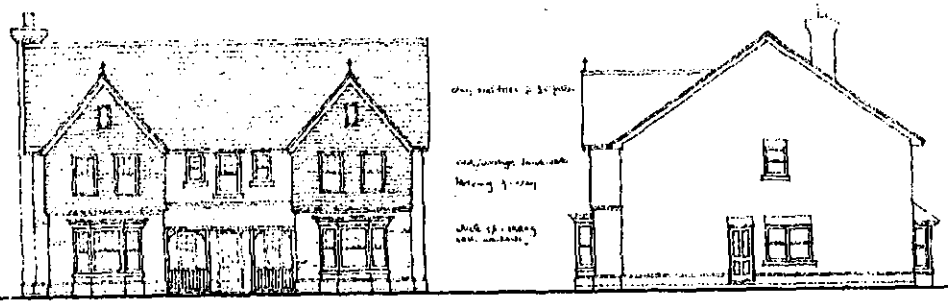
project
SEGRAVE LODGE - FACIMUS
POUND LANE
SONNING

title
HOUSE 2

date FEB. 01
scale 1: 100

drawing number 01 15 03
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabeouf House 64 Portsmouth Road
Guildford Surrey GU2 5DU



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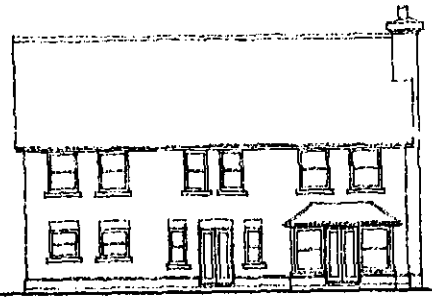

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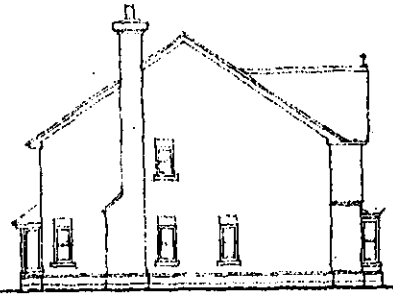

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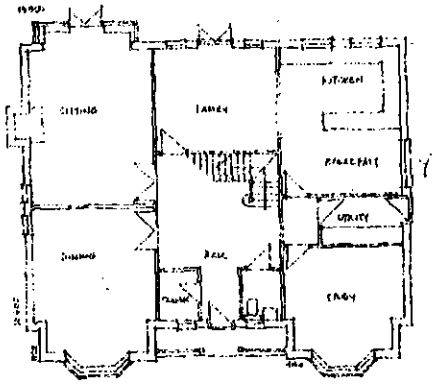

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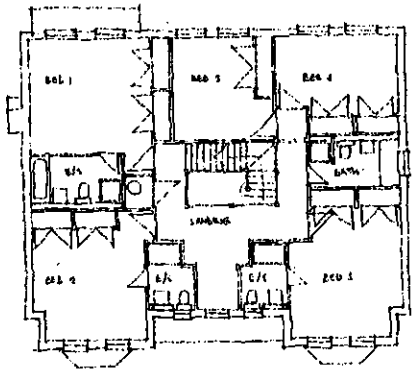

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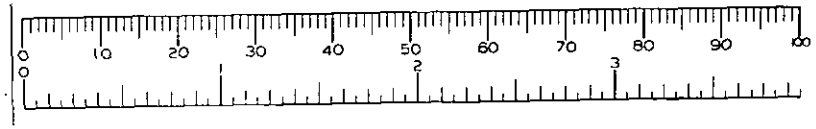


3494

REVISED PLAN
3598_1
3598_2

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 3

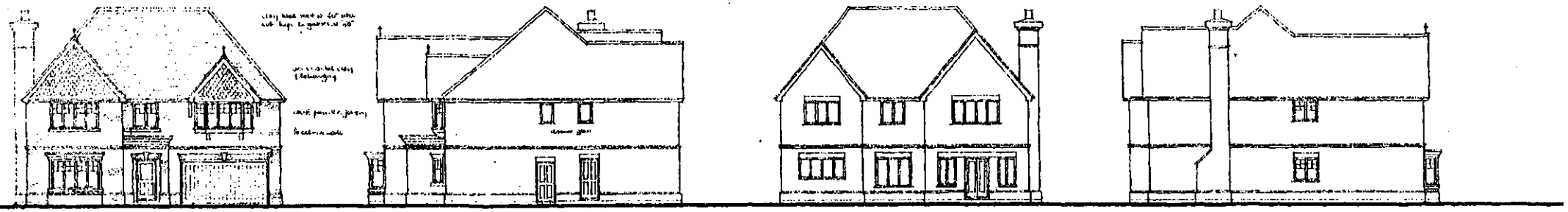
date
FEB 01

scale
1: 100

drawing number
01 15 04

rev
A

PHILIP
DESIGN ASSOCIATES
architects & surveyors

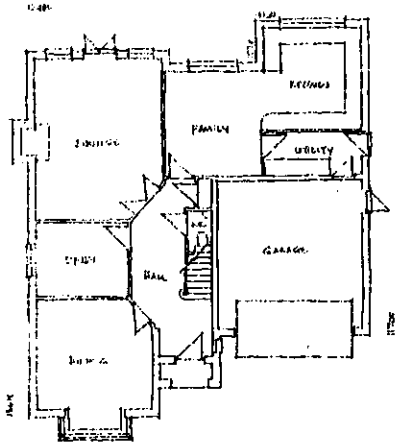


FRONT ELEVATION

SIDE

REAR

SIDE



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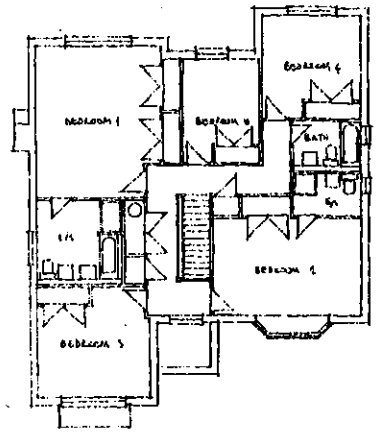

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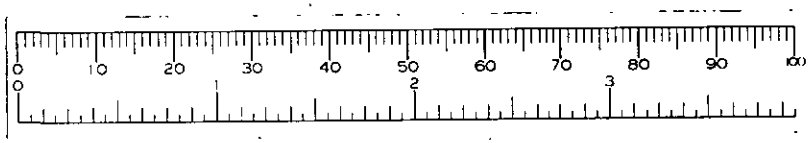


3495

REVISED PLAN
3596 [illegible]
3596 [illegible]

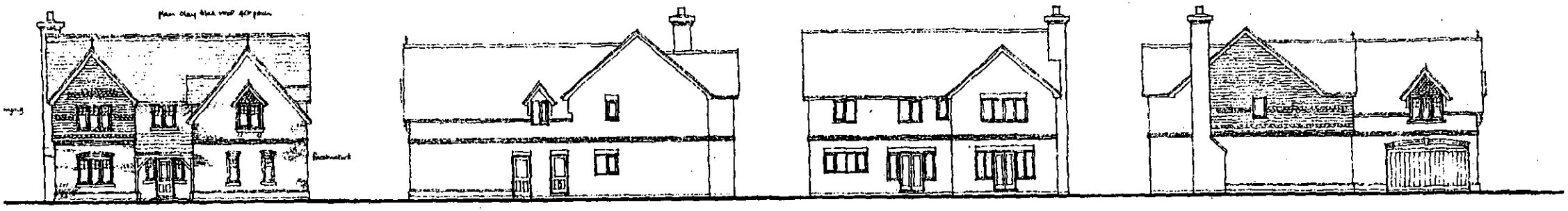
project
SEGRAVE LODGE, FACIMUS
POUND LANE
SONNING

title
HOUSE 4

date FEB 01 scale 1: 100

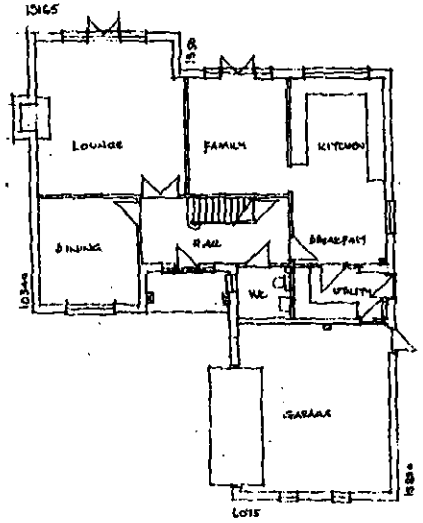
drawing number 01 15 05 rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabeouf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647



FRONT SIDE REAR SIDE





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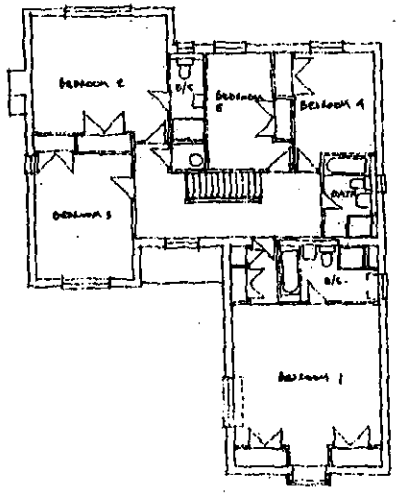


FIRST FLOOR

3498

REVISED PLAN
3598_d
3598_e

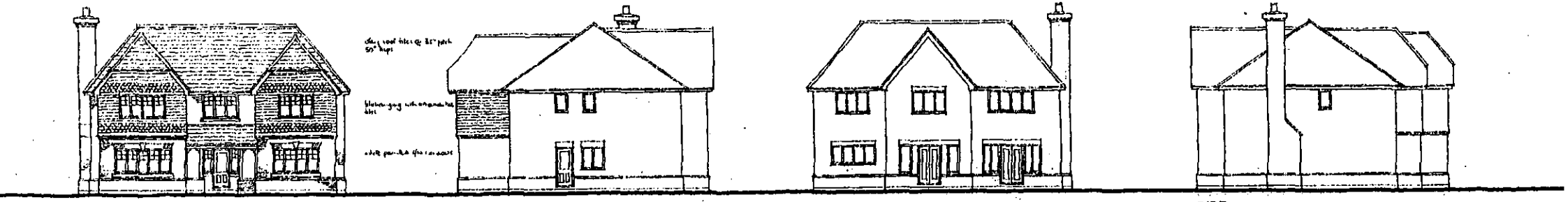
project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 5

date	scale
FEB 01	1:100

drawing number	rev.
01-15 06	A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabourl House 64 Portsmouth Road

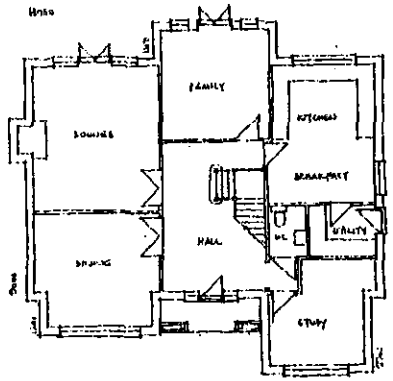


FRONT ELEVATION

SIDE

REAR

SIDE



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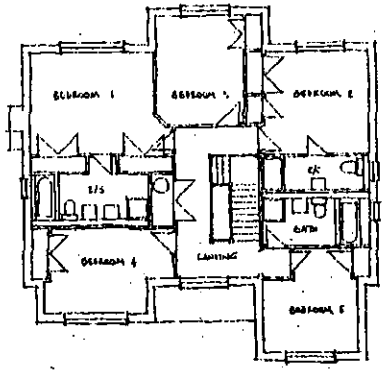
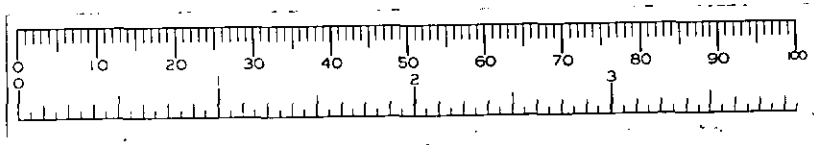


FIRST FLOOR



3497

REVISED PLAN
3596
3598

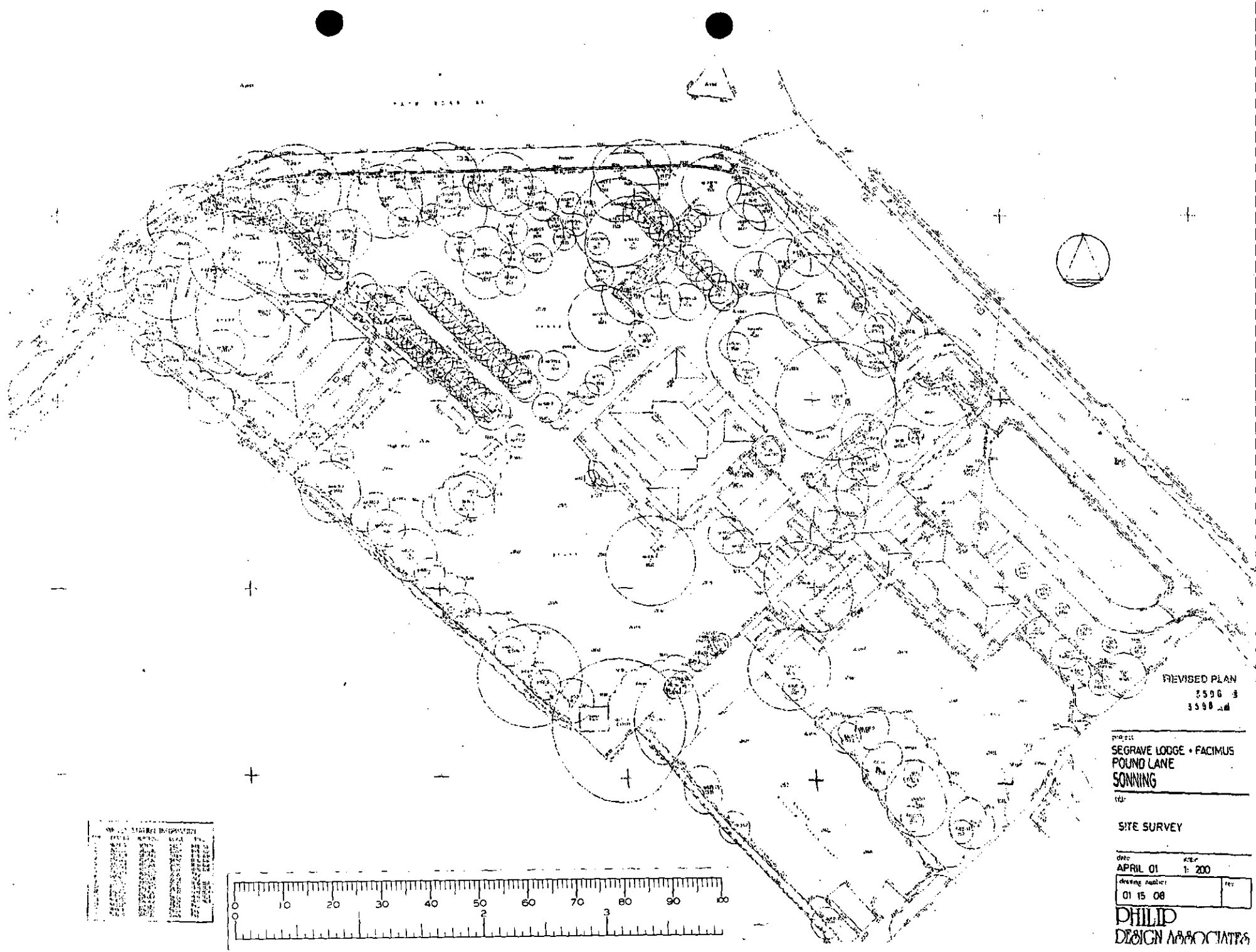
project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

title
HOUSE 6

date FEB 01
scale 1:100

drawing number 01 15 07
rev. A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Brabeouf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM


REVISED PLAN
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING
SITE SURVEY
APRIL 01
1: 200
01 15 08
PHILIP
DESIGN ASSOCIATES
0 10 20 30 40 50 60 70 80 90 100
0 2 3

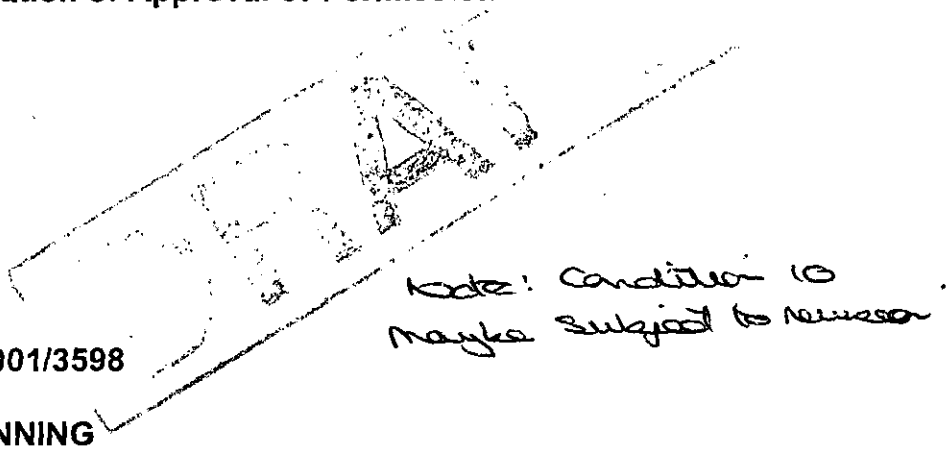
3498

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Note: Condition 10 maybe subject to removal

Bewley Homes Plc
Philip Design Associates
64 Portsmouth Road
GUILDFORD
Surrey
GU2 4DU

Application Number: F/2001/3598

Parish: **SONNING**

Location: **Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning, Reading**

Proposal: **Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).**

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

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

Condition
2. 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.

Condition
3. The development shall not commence until details of all boundary treatments have 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.

Condition

4. 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 first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

Condition

5. 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.

Condition

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

Condition

7. 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.

Condition

8. 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.

Condition

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.

Maybe Subject to revision

Condition

10. 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.

Condition

11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris 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.

Condition
12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
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 end of the first available planting season.

Condition
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.

Condition
16. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or 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.

Condition
17. The right turn lane shall be provided prior to the occupation of the first dwelling on the site.

DRAFT

Condition
18. Development shall not begin until a scheme for the protecting the proposed dwellings and gardens/private amenity open space from noise vibration from the railway lines and noise from traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The proposed scheme shall be retained and maintained for the duration of the use.

Condition
19. The first floor, west elevation windows in the dwelling on plot 6 and the first floor, south east elevation window in plot 1 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

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

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

Reason
3. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
4. To safeguard the residential amenity of the neighbouring dwellings.

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

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

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

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

Reason
9. To safeguard visual amenities.

Reason
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

DRAFT

Reason
12. In the interests of highway safety and convenience.

Reason
13. In the interests of highway safety and convenience.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

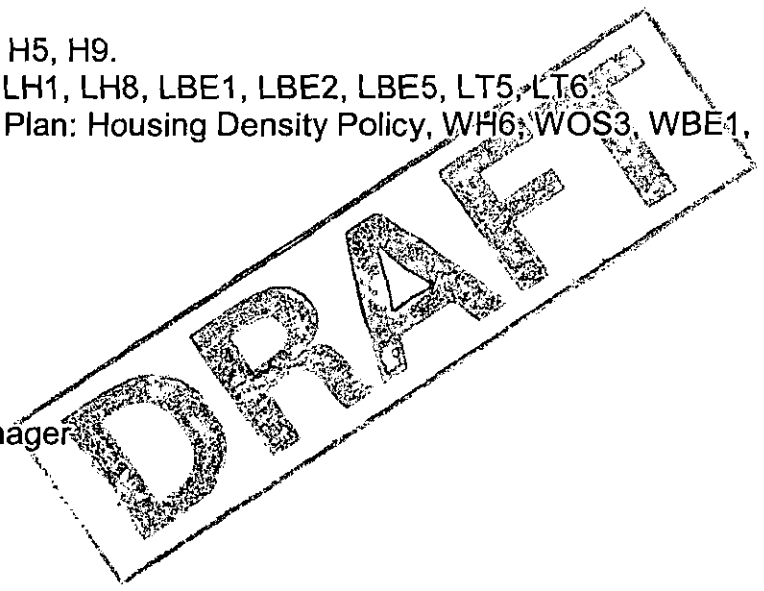
Reason
17. In the interests of highway safety and convenience.

Reason
18. To safeguard the residential amenity of the future occupiers.

Reason
19. To safeguard the amenity of the adjacent dwellings.

Informative
1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.



John Mitchell
Development Control Manager
Date: 23/05/2001

Notice checked by: _____

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

Draft Decision Notice

Application Number: F/2001/3596 + F/2001/3598
Conditions/Reasons for Refusal

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

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. The development shall not commence until details of all boundary treatments have 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.

4. 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 first floor or above hereby permitted except for any which may be shown on the approved drawing(s).

5. 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.

6. Works related to the demolition and 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

7. 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.

8. 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.

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.

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

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

10. 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.

11 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris 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.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. The existing vehicular access to the site shall be stopped up and abandoned, to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

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 end of the first available planting season.

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 trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or 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.

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

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

17. The right turn lane shall be provided prior to the occupation of the first dwelling on the site.

18. Development shall not begin until a scheme for the protecting the proposed dwellings and gardens/private amenity open space from noise vibration from the railway lines and noise from traffic adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The proposed scheme shall be retained and maintained for the duration of the use.

19. The first floor, west elevation windows in the dwelling on plot 6 and the first floor, south east elevation window in plot 1 shall not at any time be glazed other than with obscure glass. They shall be fixed shut and be permanently so retained thereafter.

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 residential amenity of the neighbouring dwellings.

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

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

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

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

9. To safeguard visual amenities.

10. To prevent queuing and parking off site, in the interests of highway safety and convenience.

11, 12 & 13. In the interests of highway safety and convenience.

14 & 15. In the interests of visual amenity.

16. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Application Number:!Unexpected End of Formula
Conditions/Reasons for Refusal

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

17. In the interests of highway safety and convenience.

18. To safeguard the residential amenity of the future occupiers.

19. To safeguard the amenity of the adjacent dwellings.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2001/3596
F/2001/3598

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 12 June 2001

LEGAL AGREEMENT ON THE ERECTION OF SIX DETACHED DWELLINGS AT ISOMER, FECIMUS, SEGRAVE LODGE, POUND LANE, SONNING.

This application was granted planning permission at the Development Control Committee of the 23 May 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £20,000 towards highway improvements and local sustainable transport initiatives. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

John Mitchell.

Nicola Lake

From: Andy Glencross
Sent: 29 March 2001 13:28
To: Nicola Lake
Subject: Planning Application No F/2001/3596 & 3598 Pound Lane Sonning

Hi Nicola

My comments on the above application are as follows : -

These properties are at the very edge of the newt consultation zone and consequently I propose that we do not ask for and agreed newt mitigation scheme but merely attach the following informative to any permission given.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

The application proposes the demolition of 3 dwellings, which have potential as bat roosts. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.

I have not visited the site.

I hope these comments are helpful.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

DEVELOPMENT CONTROL COMMITTEE 23.5.2001
MEMBERS UPDATE

FORMER TESCO STORES LTD AND MULTI STOREY CAR PARK, ELM RD/DENMARK ST, WOKINGHAM
Application No. F/2001/3459- Pages 3365-3391

Unfortunately Wokingham Town Council's comments were not attached as stated in the agenda. These are now attached. In paragraph G of the appraisal the last sentence of the second paragraph should read "This will be secured by *condition*".

In addition under "Proposal" the gross floorspace figures should read as follows (changes are highlighted in italic):

OPTION A : Retail and Leisure Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Retained in A1 retail use or possible	
Change of use to A3 food & drink (Alexandra Court Unit)	***572m²***
Retained in A1 retail use :	1,189m²
Additional floorspace A1 retial/A3 food & drink (mezzanine)	151m²
Total	***6,036m²***

OPTION B : Retail, Leisure and Office Scheme

Change of use from A1 retail to D2 assembly & leisure:	4,124m²
Change of use from B1(a) office (Alexandra Court Unit)	572m²
Retained in A1 retail use :	1,189m²
Additional floorspace B1(a) office(additional floor and not mezzanine)	365m²
Total	6,250m²

Archaeologist : No archaeological conditions required.

LAND AT MOLE ROAD, SINDLESHAM, WINNERSH
Application No. RM/2001/3129- Pages 3418-3441

The 3rd paragraph of part B. of the appraisal should read as follows:

"The two oak trees at the front of the site near the junction of Gipsy Lane and Mole Road are important in the streetscene and are covered by a Tree Preservation Order. In order to achieve the visibility splay requested by the Highway Authority, the smaller of these two trees would have to be removed. However, as the two trees are close together, it is considered that the loss to the streetscene will be minimal, as the canopy spread of the larger tree will remain. This is the same as in the outline application. The tree will be replaced elsewhere on the site. "

RURALCRAFTS, 374 READING ROAD, WINNERSH
Application Number: O/2001/3517 – Pages 3422-3452

In addition to the Highway contributions mentioned in the report, the applicant has agreed to a contribution of £1020.00 towards library provision in the Parish.

97-99 POUND LANE, SONNING.
Application Number: F/2001/3334 &F/2001/3335. Pages 3453-3480.

An appeal has now been lodged against non-determination of application F/2001/3335. The appeal will take the form of a Hearing and the statement is due on the 21 June 2001.

Two additional conditions have also been recommended:

18. The existing vehicular accesses to the site shall be stopped up and abandoned and footway crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. A 2m high closed board fence shall be erected along the length of the boundary between the application site and number 95 Pound Lane, prior to the commencement of other works on the site and shall thereafter be retained.

ISOMER, FECIMUS AND SEGRAVE LODGE, POUND LANE, SONNING.
Application Number: F/2001/3596 & F/2001/3598. Pages 3481-3498.

In the first section of the report the applicants are incorrectly stated as Bryant Homes Ltd. The applicants are instead Bewley Homes.

ST PAUL'S C OF E JUNIOR SCHOOL, OXFORD ROAD, WOKINGHAM
Application Number F/2001/3693 – Pages 3499-3503

Since the report was written, comments have been received from Wokingham Town Council who have no objection to the application. Two letters have been received from local residents, one in support and one objection. The applicant has also sent a letter and copies of correspondence to members of the Development Control Committee.

PARK FARM, PARK LANE, FINCHAMPSTEAD
Application F/2001/3687

I additional letter of objection and 1 letter in connection with the revised plans received – No new points raised in addition to those reported in the agenda.

ORCHARD COTTAGE, THE VILLAGE, FINCHAMPSTEAD
Application F/2001/3616

On O.S. based plan on page 3518 of the agenda, Orchard Cottage is not shown.
Corrections to paragraph 4A of the agenda report:
First para., line 6 – delete 1.4 insert 1.7m.
Second para., line 3 delete 'and 3m'. Line 4 delete 2.3m/5m.....Popular Point. Insert '2m between The Forge and Little Orchard and 2.5m between Little Orchard and 2.5m between Little Orchard and Popular Point.'

YEWGATE, REMENHAM HILL, REMENHAM.
Application Number: F/2001/3179. Pages 3538-3553.

An additional condition is recommended to prevent the infilling under the covered pavilion, walkway and porch.

9. The open elevations of the hereby approved pavilion, porch and walkway shall not be enclosed, in part or whole, at any time without the permission in writing of the Local Planning Authority.

   Reason: To safeguard the open character and amenity of the Green Belt.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2001/3459

Proposal: Proposed change of use of part of store from (A1) retail to (D2) leisure and part of building from (A1) retail to (A3) restaurant with insertion of mezzanine floor or alternatively B1 office use with mezzanine floor, external and internal alterations plus demolition and relocation of public toilets.

Site Address: Former Tesco Stores & Multi storey Car Park, Elms Road/Denmark Street, Wokingham

Applicant: Axa Equity & Law C/O Kemp Muir Wealleans

Your observations are required in respect of this application **by 31/03/01**

At its meeting on 20 March 2001, the Planning & Transportation Committee resolved to make the following observations:

- **object to the relocation of the public toilets to the first floor – they are an amenity for the town and as such should be easily accessible at ground level.**
- **concerned that there may be restrictions on the use of the Elms Road car park – will it still be open for general public use or only for use by customers of the new facilities as is implied on the application form where it states that the 'provision for parking' for the development is 304 spaces.**
- **disappointed at the small amount of retail usage in the proposal**

SIGNED: _____ **DATE:** 26/03/01

CLERK TO Wokingham Town Council

Date: 24 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3598

Location: Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

Proposal: Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

Applicant: Bewley Homes Plc Philip Design Associates.

Case Officer: Nicola Lake

The new plans show the following: Revised siting of the proposed dwellings and new tree survey. Drawing nos 01.05.01A, 02A, 03A, 04A, 05A, 06A, 07A & 08.

Comments are required by 04/05/2001.

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

Nicola Lake

From: Andy Glencross
Sent: 09 May 2001 11:56
To: Nicola Lake
Subject: Planning Application No F/2001/3596 & 3598 Pound Lane Sonning

Hi Nicola

My comments on the above application are as they were before : -

These properties are at the very edge of the newt consultation zone and consequently I propose that we do not ask for and agreed newt mitigation scheme but merely attach the following informative to any permission given.

If great crested newts are encountered at any point during development then all works must stop immediately and local English Nature office must be informed.

The application proposes the demolition of 3 dwellings, which have potential as bat roosts. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. There is still no sign of this in the application? **It is essential that we have this information before any permission can be granted.**

I have not visited the site.

I hope these comments are helpful.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

PL... SERV... ...
FCL ... TLC
TO NL ... UNF
APP
CS Obs
03 MAY 2001
COPIES TO: ACK: ✓
FILE:

36 Pound Lane
Sonning
Reading Berks RG4 6GG

Tel: 0118 969 5110

2/05/01

Dear Sir/Madam,

I write re planning application no F/2001/-35916

my objections remain exactly the same as re- the previous application for the same site. I still consider that it will change the area, + nature of the surroundings, loss of mature trees, chaos on what is already a horrendously busy piece of road - and of course I am extremely upset at the propect of the building work next to our property (even worse with the possibility of similar work opposite)! Our dreams are shattered - that of having bought a mature property in a mature established area - to go through demolition + all the building work doesn't bear thinking about. We appreciate the effort of Bewley homes to maintain some semblance of privacy by planting trees along the border with the site. The proximity of house on Plot 1 is devastating - we bought a property that was not overlooked due to careful planning years ago I presume by

DATE:
RECEIVED BY:
02 MAY 2001

builders - instead of being set well forward of us and at a considerable distance it will feel so intrusive & we are saddened - in fact, words can't adequately express how we feel.

Basically, we feel we and the area will lose out.

Yours faithfully,

PS. When I viewed plans at the offices I could not understand why Athelstan House at the far end of the development, was shown on the plans, yet our property at the opposite end was not? Yet it is our property that will be most deeply affected !! Why was this the case??

36 Pound Lane
Sonning
Reading Berks RG4 6GG

Tel: 0118 969 5110

2/05/01

Dear Sir/Madam,

I write re planning application no.

F/2001/3334.

My objections remain the same as the objections re - the development previously proposed. The reduction of properties will alleviate the traffic problem - but that still remains a huge problem - the volume & speed of traffic leaving & approaching the roundabout at the junction of the A4 & Pound Lane will be huge - especially with the position of the road opposite the development proposed opposite & the proximity adjacent to & diagonally opposite our drive. This site alone could mean 15 more vehicles - a minimum probable 10. And with the proposed site opposite a further potential for an additional 18 (or 12 minimum) - a total of 22 cars + ... Already both entering & exiting our drive, particularly at certain times of day, is very difficult.

The demolition of 2 fine, character

houses will very much alter the area & leave our property looking incongruous.
There has already been a loss of trees on the site which has been tragic.
The noise, dust & disruption from demolition & building (with the possibility next door too) - will be horrendous.
This beautiful, mature, established area will soon look just like anywhere else with pseudo-modern properties & its character with variety & individuality & spaciousness, will be lost - & I mourn that.

Yours faithfully,

R Courtney

(MRS. R. COURTNEY)

36 Pound Lane
Sonning
Reading Berks RG4 6GG

Tel: 0118 969 5110

2/05/01

Dear Sir/Madam,

I write re planning application no.

F/2001/333[redacted]5

My objections remain the same as the objections re- the development previously proposed. The reduction of properties will alleviate the traffic problem - but that still remains a huge problem - the volume + speed of traffic leaving + approaching the roundabout at the junction of the A4 + Pound Lane will be huge - especially with the position of the road opposite the development proposed opposite + the proximity adjacent to + diagonally opposite our drive. This site alone could mean 15 more vehicles - a minimum probable 10. And with the proposed site opposite a further potential for an additional 18 (or 12 minimum) - a total of 22 cars + ... Already both entering + exiting our drive, particularly at certain times of day, is very difficult.

The demolition of 2 fine, character

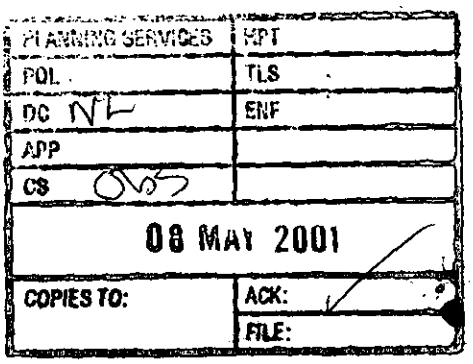
houses will very much alter its area & leave our property looking incongruous.
There has already been a loss of trees on its site which has been tragic.
The noise, dust & disruption from demolition & building (with its possibility next door too) - will be horrendous.
This beautiful, mature, established area will soon look just like anywhere else with pseudo-modern properties & its character with variety & individuality & spaciousness, will be lost - & I mourn that.

Yours faithfully,

R Courtney

(MRS. R. COURTNEY)

ATHELSTAN HOUSE
HOLME MOOR DRIVE
SUNNING,
BERKSHIRE
RG4 6TE



4 May 2001.

Ms Nicola Lake
Environmental Services Department,
Planning Services,
PO Box 157
Shutend
Wokingham
Berkshire RG40 1WR

Dear Madam,

Application No F/20013586

Having now visited Woodley Library to view the above application, I would like to write in support of this project.

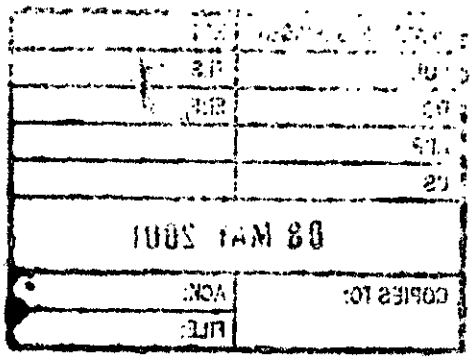
Owning the property that is most affected by this development, I believe this project will greatly enhance the area. One of the existing properties, Decimus, is derelict and has been broken into on numerous occasions.

Bewley Homes' PLC proposal and their reputation as quality house builders and attention to detail gives me every confidence to support this application.

I remain,

Yours faithfully,

FRANK BYRNE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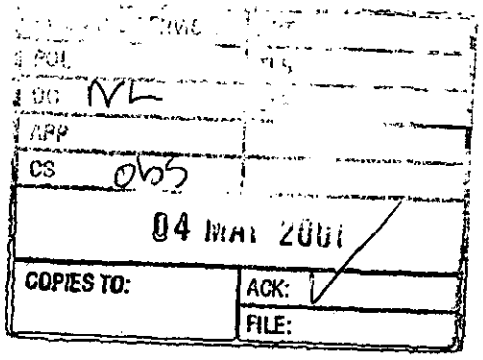


" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel/Fax. 0118 9692325

2nd. May 2001.

Mr. J.Mitchell,
Development Control Manager,
Enviromental Services Department,
Planning Services,
P.O.Box 157,
Shute End, Wokingham,
Berkshire, RG40 1WR.

Dear Sir,

Ref. Application Number F/2001/3596 & F/2001/3598 Isomer, Facimus and Seagrave Lodge Pound Lane, Sonning, Revised Plans Notification.

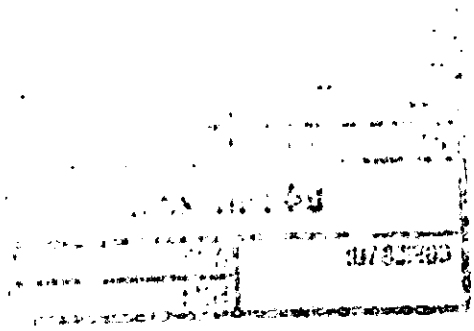
In response to your letter 24th.April 2001 refereence as above, I have the following comments to make as an addendum to those set out in my letter of the 14th.April 2001.

Having examined the revised/additional plans and accompanying documentation / correspondence the only variation of any significance is that relating to retention of trees which should, of course, have been included in the initial application.

All other variations are , in my opinion, wholly "cosmetic" and in no way change the key issues and principles involved in this case as set out in my letter of the 14th April 2001. I maintain my objection to this application for the reasons already stated and trust that it will be refused.

Yours faithfully,

W. A. Warbey. (Mr.)



TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 4th May 2001

Location: Isomer, Fecimus and Seagrove Lodge, Pound Lane, Sonning.

Proposal: proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (duplicate application).

Application Number: F/2001/3596

In response to your consultation dated 28th March 2001 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposals provide a reasonable relationship with the best trees on the site. In carrying out the development the recommendations made in A/F Technical Services letter dated 24th April 2001 should be complied with. I would also recommend that the attached conditions be imposed if planning permission is granted.

Neil Etherington
Senior Arboriculturist

WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Condition 01	Attached to Detailed Planning Consent

(a) No development or other operation shall commence on site until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site has been submitted to and approved in writing by the Local Planning Authority; no development or other operations shall take place except in complete accordance with the approved protection scheme.

(b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place on site.

(c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

(d) The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the LPA has first been sought and obtained.

REASON

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area.

Condition 02	Attached to Detailed Planning Consent

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the LPA; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the LPA gives written consent to any variation.

REASON

To secure the protection throughout the time that the development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

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WHAT PLANNING CONDITIONS RELATE TO TREES, FORESTRY AND LANDSCAPING

Landscape Condition 01 - Attached to Detailed Planning Consent

No development of the site shall take place without the prior written approval of the LPA of the reserved matters, that is details of:

The landscaping of the site (including any proposed changes to existing ground levels, means of enclosure and boundary treatments, hard surfaced areas and materials, planting plans, specifications and schedules, existing plants to be retained and showing how account has been taken of any underground services.

Completion of the above works to have been carried out no later than 12 months from the time of project completion.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

Landscape Condition 02 - Attached to Detailed Planning Consent

No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted and approved in writing by the LPA. The schedule shall include details of the arrangements for its implementation.

Any plants dying within 5 years of being planted shall be replaced with a suitable replacement specimen.

REASON

To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development.

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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/20010441

To: Nicola Lake
Development Control

Your Ref: F/2001/3596

Date: 02 May 2001

Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings. (Duplicate application). Revised plans.

Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning

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

The site is still located close to the A4, this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals, particularly with houses 4, 5 and 6, so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall

be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Nicola Lake

From: Neil Etherington
Sent: 08 May 2001 08:08
To: Nicola Lake
Subject: ISOMER, FACIMUS AND SEAGROVE LODGE, POUND LANE, SONNING.

Nicky

Please note that my comments on this application dated 4.5.01 refer to the revised drawings number 01.05.01A etc.

Thanks

Neil

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 28 March 2001

Application Number: F/2001/3596

Proposal: Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings (Duplicate Application).

Parish: SONNING PARISH

Site Address:
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc C/O Philip Design Associates.

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

✓ below as applicable;

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

See 13598

Signed: _____ **Print name:** _____

for plans see F/2001/3596

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Nicola Lake **Date:** 28 March 2001

Application Number: F/2001/3598

Proposal: Proposed demolition of 3 dwellings and erection of 6 detached dwellings with garaging and parking (Duplicate Application).

Parish: SONNING PARISH

Site Address:
Isomer, Facimus And Segrave Lodge, Pound Lane, Sonning, Reading.

Applicant:
Bewley Homes Plc Philip Design Associates.

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

✓ below as applicable;

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

— The access to the site is to be by the provision of a right turn Lane as shown on plan no. 10824/01 (P.A.No 1138/) R125 Secured by suitable legal agreement.

— A highway contribution of £20000 towards Highway Safety measures in the vicinity is to be secured by a suitable legal agreement.

— C049 - R049
— C128 - R128
— C129 - R129
— C130 - R130
— C135 - R135

Signed: _____ **Print name:** S.N. AYTON

2.5.01

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2001/3596 & 3958

Officer NICOLA LAKE

Parish SONNING.

Proposal DEMOLITION OF 3 DWELLINGS & ERECTION OF 6 DETACHED DWELLINGS WITH GARAGING AND PARKING (DUPLICATE APPLICATION)

Address ISOMER, FECIMUS, & SEAGRAVE LODGE POUND LANE

Applicant BEWLEY HOMES Plc PHILLIP DESIGN ASSOCIATES.

The Parish Council has the following comments.

1. This application replaces an earlier application which caused great concern amongst residents and Parish Councillors. A similar application located within yards of this site is currently being considered by WDC. There are strong objections to both proposals.

2. The existing location is predominantly one of large houses set on large open plots. This proposal, if allowed, would completely change the nature of the area and set a very dangerous precedent, opening the floodgates for similar proposals. The numbers and size of houses in the current proposal is completely unacceptable.

3. The properties if built will be much closer to adjoining properties than at present and will effectively reduce the privacy currently enjoyed by those large individual residences so typical of the area. Plot one, although further away for Althelstone House than the dwelling it replaces, is two storey rather than the single storey.

4. If this and other similar developments were allowed in Sonning it would soon double in population, completely changing the pattern of the village, but not providing the infrastructure necessary to support such an unwelcome increase.

5. The site lines are very poor leading onto a very busy and constantly used narrow road. The proposal would double the amount of vehicular activity in an area where traffic is known to travel at speed. This proposal would only serve to exacerbate existing, considerable traffic problems.

For the above reasons, Sonning Parish Council urges Wokingham District Council to refuse this application.

Lesley Bates (Clerk to the Council) 11 April 2001

Nicola Lake

From: lesley-bates [lesley-bates@lesley-bates.supanet.com]
Sent: 02 May 2001 09:41
To: NICOLA LAKE
Subject: PLANNING APPLICATION F/2001/3956 & 3958



ISOMER, FECIMUS & SEAGRAVE LOD...

Please find attached comments on apllications F/2001/3956 & 3958.

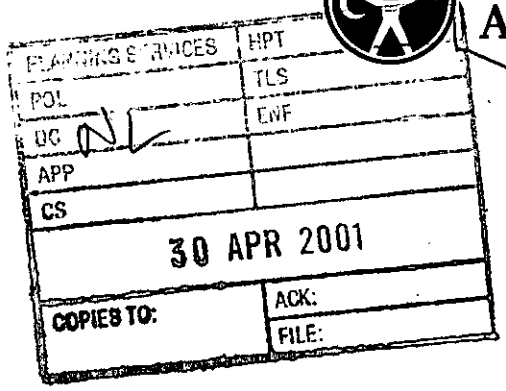
Regards.

Lesley Bates

Our ref: SP\2001\003588\001
Your ref: F/2001/3598
Date: 27th April 2001

ENVIRONMENT AGENCY

42707



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

Dear Madam

PROPOSAL: Tree Survey And Revised Site Plan - Demolition Of Existing & Erection 6 Detached Dwellings, Garaging & Parking
LOCATION: Isomer, Facimus & Segrave Lodge, Pound Lane, Sonning

Thank you for your letter dated 24 April 2001, which was received on 25 April 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/7**.

I have no further comments to add to my previous letter dated 4 April 2001 regarding your consultation reference F/2001/3598, of which a copy is enclosed.

Decision Notice

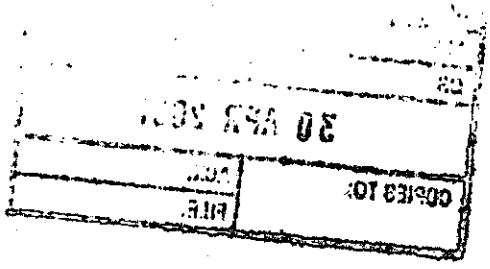
Would you please forward a copy of the decision notice to this office quoting our reference. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

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


30 APR 20
COPIES TO:

Our ref: SP\2001\003449\001
Your ref: F/2001/3598
Date: 4th April 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Madam

PROPOSAL: Demolition Of Existing & Erection 6 Detached Dwellings, Garaging & Parking
LOCATION: Seagrave Lodge& Facimus (Pound Lane & Isomer (Holmemoor Drive), Sonning

Thank you for your letter dated 28 March 2001, which was received on 29 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/7**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: 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.
REASON: To prevent the increased risk of flooding and to improve water quality.

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276-454365 for further details.

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

Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an

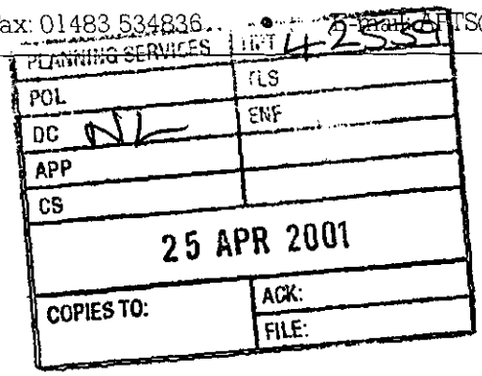
Cont/d..

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

A/F TECHNICAL SERVICES
Arboricultural Consultancy Service

A/F Technical Services
21 Burpham Lane
Guildford
Surrey GU4 7LN

Telephone: 01483 532786 • Mobile: 0860 742359 • Fax: 01483 534836 • E-mail: AFTS@msn.com



Ms N Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

Our Ref: 00079L1.RDG
24 April 2001

Dear Ms Lake

Trees – Seagrave Lodge, Fecimus & Isomer, Pound Lane, Sonning
F/2001/3696 & F/2001/3598

I have been instructed by Bewley Homes plc to comment on the revised site layout (Drg. No. 01 15 01 Rev A). I visited the site on 30 March 2001 to assess the condition of individual trees and have briefly discussed the matter with Neil Etherington. The drawings, recently submitted by Philip Design Associates, have been prepared following my advice with regard to arboricultural issues.

Site Layout
I understand a full tree survey has already been submitted and the current proposals retain the most significant trees on the site. In addition, those adjacent to the boundary with Pound Lane and Bath Road would also be retained. In siting the proposed dwellings we have had regard to the recommendations of Table 1 of BS5837:1991 'British Standard Guide for Trees in Relation to Construction'. The distance from the proposed dwellings to retained trees complies with these recommendations and their health and safe life expectancy would not be directly or indirectly affected by the proposals.

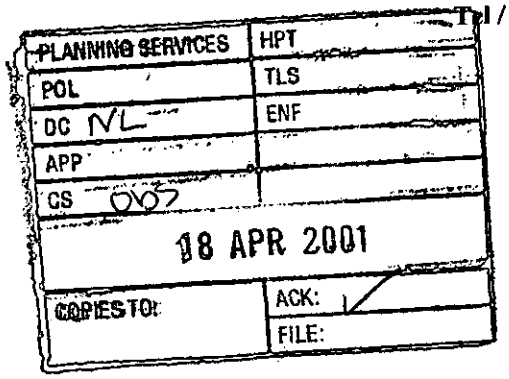
Access Road
To avoid damage to tree roots, the access drive would be constructed in accordance with the recommendations of Section 11 of BS5837:1991 'Hard Surfaces around Existing Trees'. Excavation would be restricted to the removal of topsoil only (maximum depth 150mm), the sub-base would be of a no-fines aggregate and the finished surface as recommended in Section 11.6 of the Standard.

Services
Where possible all below ground services would be routed outside the protected root area of retained trees. Where this is not possible services trenches would be excavated in accordance with the guidance of NJUG 10.

Tree Protection
All retained trees would be protected by strong barrier fences, to the recommendations of Section 8 of the Standard, for the period of development. Protective fencing would be erected before site works commence and maintained for the period of construction.

" Gaybowers "
95, Pound Lane,
Sonning,
Berkshire,
RG4 6GG.

Tel / Fax. 0118 9692325.



14th. April 2001.

Mr. John Mitchell,
Development Control Manager,
Planning Services,
Wokingham District Council,
PO Box 157, Shute End,
Wokingham, Berks, RG40 1WR.

Dear Sir,

Re. Application No. F/2001/ 3596. Isomer, Facimus, and Seagrave Lodge Pound Lane, Sonning,Berks.

In response to your letter of the 28th.March 2001 wherein you advise details of the above mentioned Planning Application I wish to place on record, yet again , my objection to the proposed development which clearly will not only change, irrevocably, the existing character of Pound Lane (South) but encourage other applications to increase the the housing density factor. As you are only to aware there is, currently, before you such an application NoF/2001/3334 & F/2001/3335 directly affecting my property and to which I have formally objected.

It is my opinion that that the Developers, incidently the same for both proposals, have chosen to ignore all that has been said in the Planning Inspectorates Appeal Decision dated 6th.October 2000 (Re.F/2000/0578) particularly on the subject of privacy, spaciousness and local character,

I trust that you will support my comments set out herein, and elsewhere, and reject this application.

Yours faithfully,

W. A. Warbey.

1970

(RING ONE)

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

F/2001/3598

App No. F/2001/3596 (Planaps) / (Ludhouse) Date Rec. 18 April 2001.

Location: Isomer, Fecimus + Segrave, Pound Lane.

Parish Sonning

Applicant: Bewley Homes PLC.

Description of attached plans Revised siting of the proposed dwellings and new tree survey.

Drawing No's: 01.15.01A, 02A, 03A, 04A, 05A, 06A, 07A + 8.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Please reconsult all Previous Consultees + neighbours + objectors

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 24.04.13

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

3596
3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms Nicola Lake
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1BN

17 April 2001

Dear Ms Lake

SEGRAVE LODGE & FACIMUS, POUND LANE, SONNING
F/2001/3596 & F/2001/3598

Following on from our meeting in your office on 28th March, we have incorporated hipped roofs to Houses 1 and 2, moved House 5 away from the front boundary, repositioned the garage of House 6 and incorporated some landscaping to the main entrance as requested. We have also indicated the position of No 36 Pound Lane.

Since our meeting we have received a full survey of the site and transposing our layout on to it we have discovered, through discussions with our arboriculturalist, that a 12m spacing has to be allowed between Houses 2 and 3 due to the quality of the Scot's pine tree. This has, unfortunately, necessitated Houses 1 and 2 (of the existing Applications) being repositioned and handed.

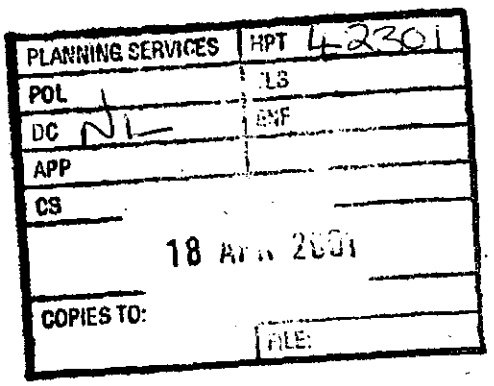
In addition to the above drawings, we have had instructions from our client to make some minor changes relating to windows and chimneys on the other houses, with the result that we are now submitting 12 copies of Drawings No 01.15.01A, 02A, 03A, 04A, 05A, 06A, 07A and 08 (the survey). Would you kindly attach them to the current Applications.

Whilst the changes appear to be somewhat complicated, they are in fact fairly simple. We hope that these Applications can now proceed to the early May committee meeting.

If there is any further information or any amendments you require please let us know at your very earliest convenience.

Yours sincerely

Richard Gandy
PHILIP DESIGN ASSOCIATES



Encl

Copy to: Mr H Haig, Bewley Homes
Mr K Dennis, Segrave Lodge

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLA
POL
DC
APP
09
COPIES TO:

From: Suzanne McLaughlin
Environmental Health

My Ref: SEM/2000/5840

To: Nicola Lake
Development Control

Your Ref: F/2001/3598

Date: 06 April 2001

Proposed erection of 6 detached dwellings with garages and parking. Demolition of existing dwellings. (Duplicate application).

Isomer, Facimus and Segrave Lodge, Pound Lane, Sonning

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

The site is located close to the A4, this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals, particularly with houses 4, 5 and 6, so an acoustic assessment should be carried out and submitted prior to any consent being granted.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall

be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

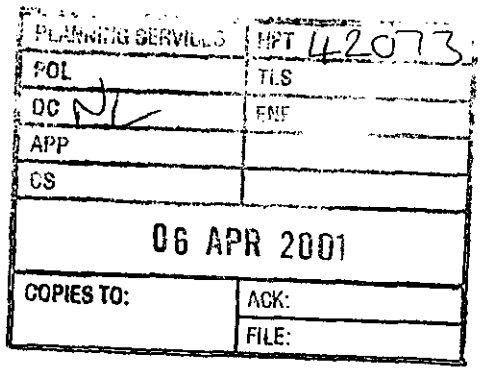
Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Scott Haughton

Our ref: SP\2001\003449\001
Your ref: F/2001/3598
Date: 4th April 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: Demolition Of Existing & Erection 6 Detached Dwellings, Garaging & Parking
LOCATION: Seagrave Lodge& Facimus (Pound Lane & Isomer (Holmemoor Drive), Sonning

Thank you for your letter dated 28 March 2001, which was received on 29 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/22/7**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: 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.
REASON: To prevent the increased risk of flooding and to improve water quality.

Planning Informatives

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

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

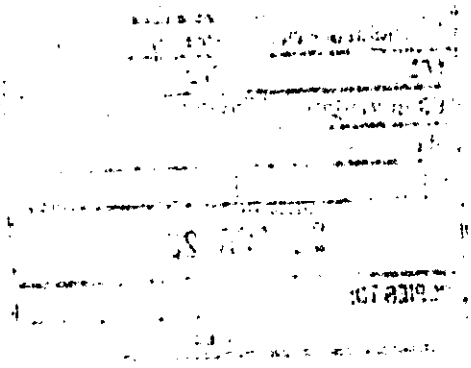
Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an

Cont/d..

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



increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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

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

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing area should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

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

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Water Conservation - Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

Cont/d..

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Water Conservation In Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture
- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454365, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE

Matt Rose
Development Planning Team

Please ask for: Sarah Paxman

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~05 MAR 2001~~	20 MAR 2001
Officer: NL	Application No. F/2001/3598

Map No. ..... Site 0.82 .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF 3 DWELLINGS AND ERECTION OF 6 DETACHED DWELLINGS WITH GARAGING & PARKING (DUPLICATE APPLICATION)

Location: SEGRAVE LODGE & FECIMUS, POUND LANE + ISOMER, HOLMEMOOR DRIVE

Parish: SONNING Ward: SONNING

Applicant: BEWLEY HOMES
(fee due as new applicant)

Fee Received 1140-00 Required ..... Additional ..... Refund .....

(9)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	S66 form only returned		20 MAR 2001
3	Forms unsigned			
4	Correct S 66 certificate	Not signed or dated. Agric holdings Section not completed	15/3	
5	Elevation plans	House 2 2nd side elevation shows 2 small upstairs windows. Floor plan shows only 1.	15/3	20 MAR 2001
6	Floor plans	House 3 2nd side elevations – upstairs + downstairs windows shown differently on floor plans & elevs.		
7	Metric scale disclaimer			
8	Encroachment letter	21/3 – House 3 Amended plan still incorrect (downstairs sitting room window)		
9	Miscellaneous	Phoned 21/3		

Side window in elevation shouldn't be there.

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.03.01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
No new pre-apps

NEIGHBOURS:

2x S/N + See map (as for previous application) + sites within red line
+ ✓ Mrs R. Courtney, "The Gables", 36 Pound Lane, Sonning
W.A. Warbey, "Gaybowers", 95 Pound Lane, Sonning
✓ G & M Jones, "Acorns", 2 West Drive, Sonning
M.A. Hyder, 93 Pound Lane, Sonning

Recd 1.30 PM 2.3.01

20 MAR 2001 • 3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

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

2 March 2001

Dear Sir

HOUSING DEVELOPMENT AT SEGRAVE LODGE/FACIMUS, POUND LANE AND ISOMER, HOLMEMOOR DRIVE, SONNING

We enclose our detailed Planning Application for the demolition of the above properties and the erection of six detached houses with garaging and parking. The Application consists of our clients' cheque for £1,140, Certificate B and six copies of the application forms, together with six copies of Drawings No 01.15.01 – 06. We also enclose the letters and notices sent to the owners of the land advising them of these applications.

If there is any further information you require, please let us know at your very earliest convenience.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Mr H Haig, Bewley Homes, Esher

20.MAR2001 3398

20 MAR 2001

20 MAR 2001

PHILIP
DESIGN ASSOCIATES
architects & surveyors

Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Mrs C Hurst
Senior Technical Assistant
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

16 March 2001

Dear Mrs Hurst

SEGRAVE LODGE AND FACIMUS, POUND LANE AND ISOMER, HOLMEMOOR DRIVE, SONNING

Thank you for your letter of 15th March, advising us of the error on the Section 66 Certificate and on Drawings No 01.15.03 and 04.

If I may, I would explain that this Application, which was dated 2nd March, has been duplicated and was dated 14th March. I mention this as these amendments will be required for that Application as well. I, therefore, enclose 12 copies of Drawing No 01.15.03 and 04 and would ask if you would attach them to both Applications.

I also enclose the amended Certificate B and the signed Agricultural Holding Certificate; again I would ask if you would attach each copy to the relevant Application.

I also return the Planning Application, which was sent for reference purposes only.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

20.MAR2001* 3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

The Occupier
Facimus
Pound Lane
Sonning
RG4 6GG

2 March 2001

Dear Sir or Madam

SEGRAVE LODGE/FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose a Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Wokingham District Council
Mr H Haig, Bewley Homes, Esher

Richard V M Gandy ARICS Stephen J C Hart Dip Arch RIBA Peter Rands Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

20.MAR2001* 3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Ms Katrina Peacock
Isomer
Holmemoor Drive
Sonning
RG4 6GG

2 March 2001

Dear Madam

SEGRAVE LODGE/FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose the Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Wokingham District Council
Mr H Haig, Bewley Homes, Esher

Richard V H Candy ARICS Stephen J C Hart Dip Arch RIBA Peter Randa Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

20.MAR2001* 3598

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 4DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM

Kevin Dennis Esq and Ms Wendy Stuart
Segrave Lodge
Pound Lane
Sonning
RG4 6GG

2 March 2001

Dear Sir & Madam

SEGRAVE LODGE/FACIMUS, POUND LAND AND ISOMER, HOLMEMOOR DRIVE, SONNING

In accordance with the Town & Country Planning Act, we enclose a Notice advising you that our clients, Bewley Homes Plc, have today submitted duplicate detailed Planning Applications to Wokingham District Council on land owned by yourself.

Yours faithfully

Richard Gandy
PHILIP DESIGN ASSOCIATES

Encl

Copy to: Wokingham District Council
Mr H Haig, Bewley Homes, Esher

Richard V M Gandy ARICS Stephen J C Hart Dip Arch RIBA Peter Randa Barry Foster
Proprietor: Philip & Company Architect & Surveyors Ltd. Registered in London Reg. no 2285100

Boundary Revised 1/4/70

ADDRESS "ISOMER," HOLMEMOOR DRIVE ~~POUND LANE~~

PARISH SONNING ~~WOODLEY~~ 37

PLOT No.

ORD. SHEET No. SU. 7674

BUILDER N. Cheyney.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/1 /60	Mr. N. Cheyney	Outline	8.3.60	N/A. C/A.
98 /60	"	Detached House	16.6.60	App. C/A.
/2000/1138	W/D			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Boundary Revised 1/4/70

ADDRESS 32 POUND LANE

PARISH SONNING ~~WOODLEY~~ 37

PLOT No. Old Property

ORD. SHEET No. SU. 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
D/1 /60	Mr. N. Cheyney	outline - 1 dwelling on land part of Fecimus	8.3.60	N/A. C/A.
/2000/1138	Bryant Homes (Thames Valley) Ltd.	Dem. 3 dwellings, erection of 6 dwellings, revised access		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SEGRAVE LODGE"

Boundary Revised 1/4/70

ADDRESS 34 POUND LANE

PARISH ~~WOODLEY~~ SONNING

PLOT No. Old Property

ORD. SHEET No. SU. 37 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
16156	[illegible]	[illegible]	24.8.81	N/A Ref
F/2000/1138	Bryant Homes (Thames Valley) Ltd	Dem. 3 dwellings; erection of 6 dwellings, access		

DATE OF COMPLETION

MINISTRY DECISION 16156 - [illegible] - 9.8.82

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No. 20.MAR2001* 3598

DELEGATED

WOKINGHAM DISTRICT COUNCIL

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR. K DENNIS + MRS W. STUART	SEGRANS LODGE - POUND LANE. SONNING	02.03.01
MR K PEACOCK	ISOMER, HOLMEWOOD DRIVE - SONNING	02.03.01
THE OCCUPIER	PACIMUS, POUND LANE - SONNING	02.03.01

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . Bewley Homes . . . . . .

Date . . . . 02.03.01 . . . . . .

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

1913 /20.MAR2001* 3598 **SCHEDULE 2** 'Articles 6, 7 and 9

DELEGATED

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* SEGRAVE LODGE, FARMS, POUND LAND & 1 GOMER HOLLYBROOK DRIVE SONNING

I give notice that *(b)* BEWLEY HOMES

is applying to the *(c)* WOKINGHAM DISTRICT Council

for planning permission to *(d)* ERECT SIX DETACHED HOUSES WITH GARAGING

Any owner* of the land ~~or tenant~~** who wishes to make representations about this application should write to the Council at *(e)* PO BOX 157 COUNCIL OFFICES SHUTE END WOKINGHAM

by *(f)* 23.03.01.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of BEWLEY HOMES

Date 02.03.01

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

DELEGATED

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

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

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

FOR OFFICE USE ONLY

20.MAR2001 • 3598

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	BEWLEY HOUSE . PARK ROAD
		ESHER SURREY
	POST CODE	KT10 8NP PHONE 01372 470 557
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PHILIP DESIGN ASSOCIATES
	ADDRESS	64 PORTSMOUTH ROAD
		GUILDFORD SURREY
	POST CODE	GU2 4HU PHONE 01483 533 011
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	SEGRAVE LODGE + FACIMOR, POUND LANE EN
		ISOMER, HOLMEMOOR DRIVE SONNING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF HOUSE + 2NO BUNGALOWS EN
		ERECTION OF 6 NO DETACHED HOUSES WITH
		GARAGING + PARKING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.78
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	01. 15. 01 – 07

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

CLAY ROOFING TILES
FACE BRICKWORK + TILEHANGING
WHITE PAINTED JOINERY

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: SEWER

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

NEW ACCESS TO PRIVATE ROAD - 4.00m WIDE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	6	58	*	/ *	1	/ NOT KNOWN
BUNGALOW	/	*	/	*	2	/ "
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1140.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF BEWLEY HOMES DATE 02.03.01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

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

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

[redacted]6. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

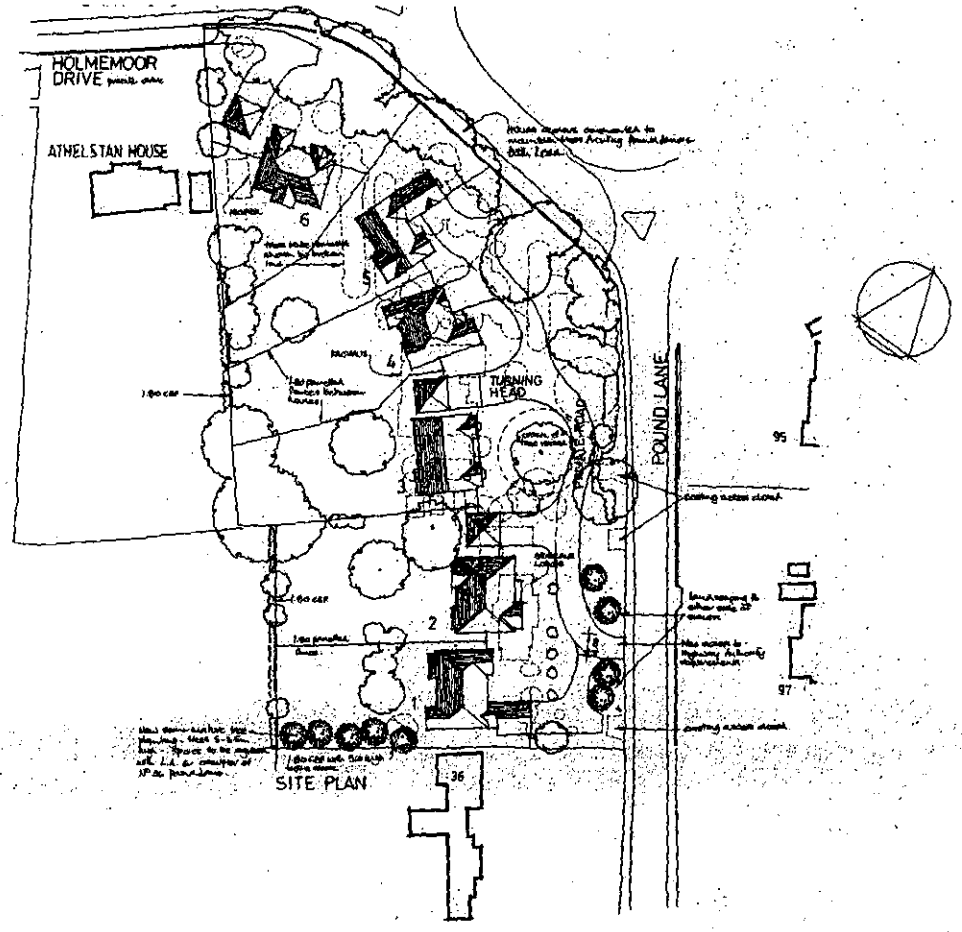
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

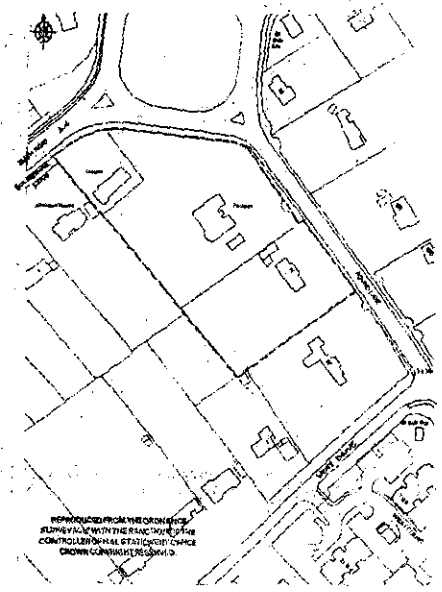
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

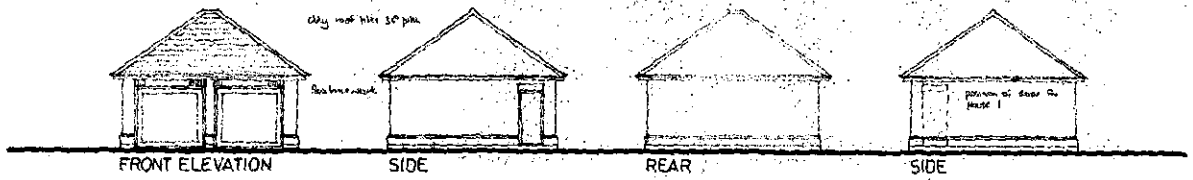
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

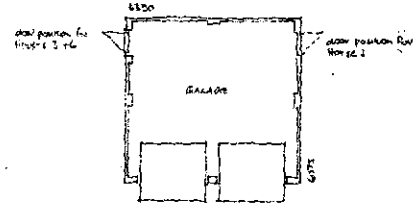


SITE PLAN

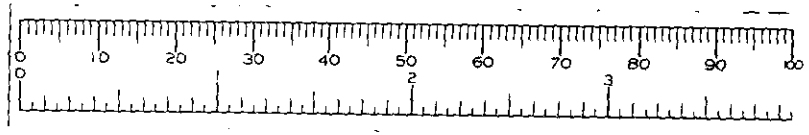


LOCATION PLAN





PLAN



REVISED PLAN
3596 A
3596 B

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
LOCATION PLAN
SITE PLAN
GARAGES

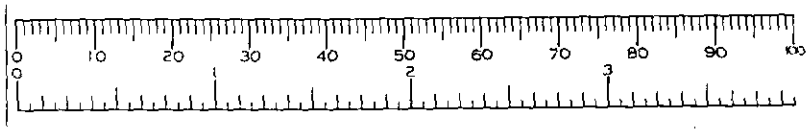
date
FEB 01

scale
1:100·500·125

drawing number
01 15 01

rev.
A

PHILIP
DESIGN ASSOCIATES
architects & surveyors
Braboeuf House 64 Portsmouth Road
Guildford Surrey GU2 5DU
Tel 01483 533011 Fax 01483 576647
EMAIL: PHILDES2@AOL.COM





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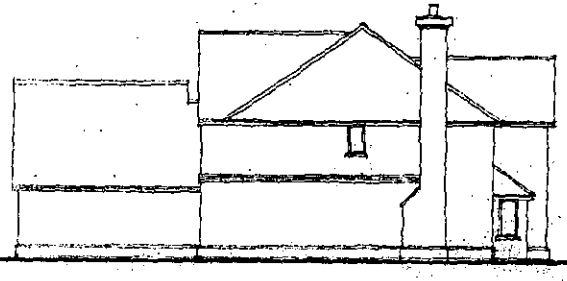
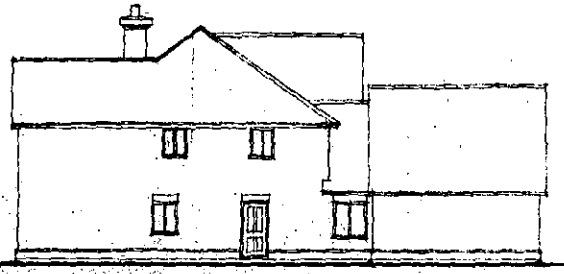


SIDE



REAR



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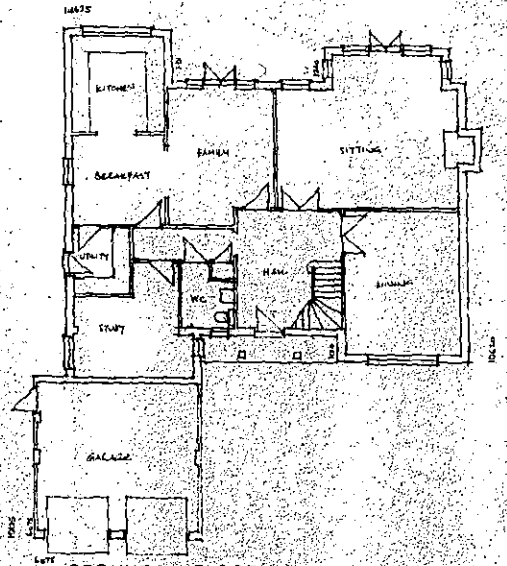

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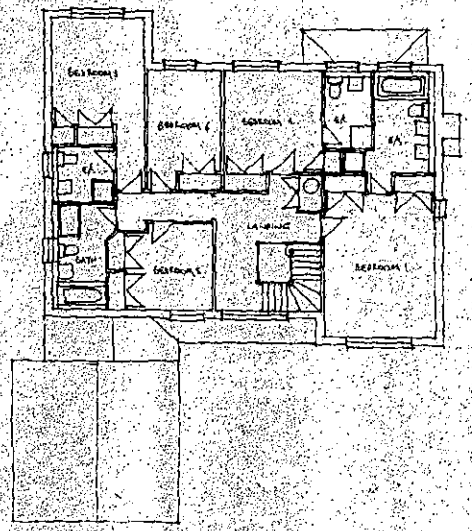

FIRST FLOOR

REVISED PLAN
3536_J
3598_A

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 1

date FEB 01
scale 1:100

drawing number 01 15 02
rev A

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Rev	Date	Revision
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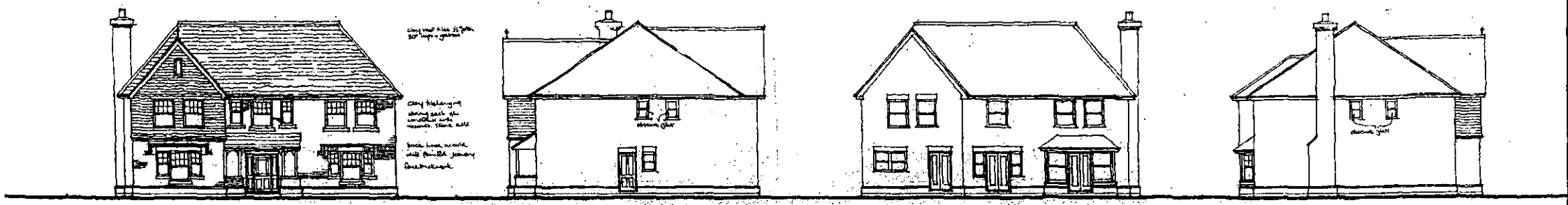
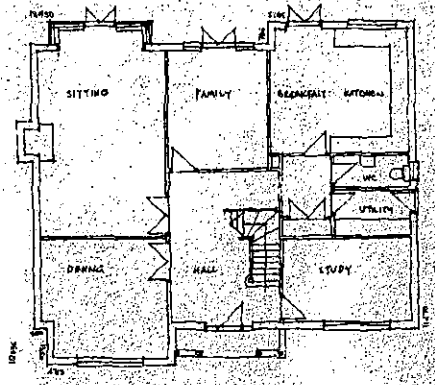
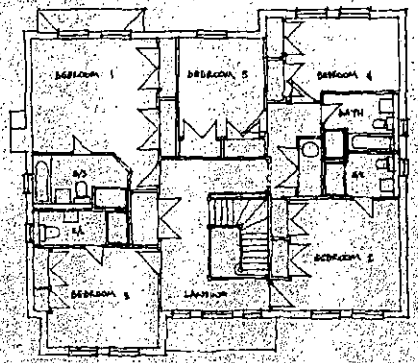


FRONT ELEVATION SIDE REAR SIDE



GROUND FLOOR



FIRST FLOOR



REVISED PLAN
3596
3598

project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

title
HOUSE 2

date FEB 01 scale 1 100

drawing number 01 15 03 rev. A

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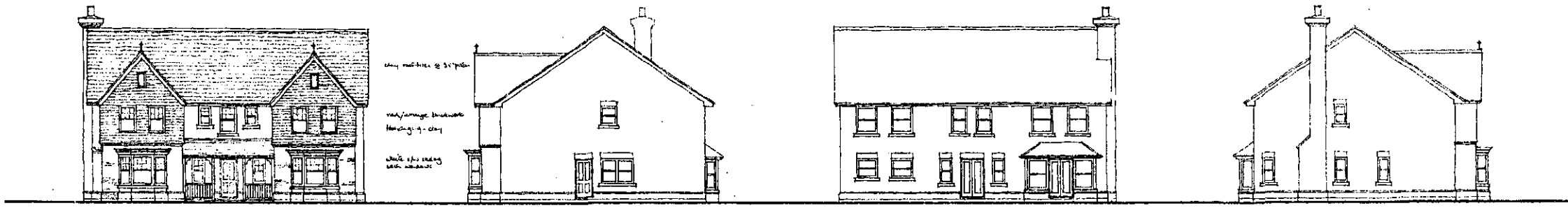
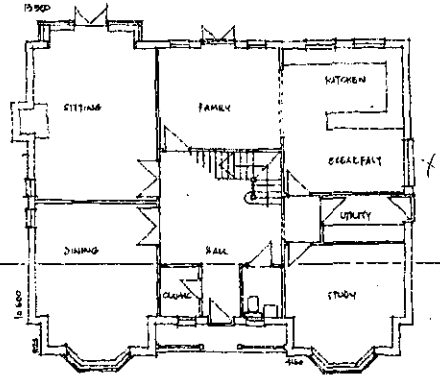


FRONT ELEVATION

SIDE

REAR

SIDE



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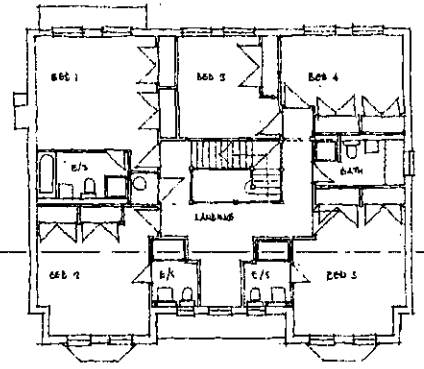

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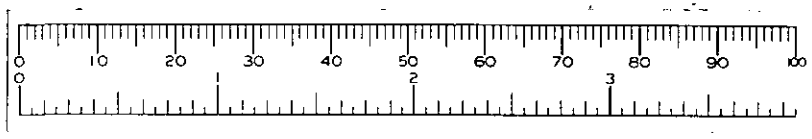

REVISED PLAN
3596
3598

project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

title
HOUSE 3

date
FEB 01

scale
1: 100

drawing number
01 15 04

rev
A

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No.	Date	Description
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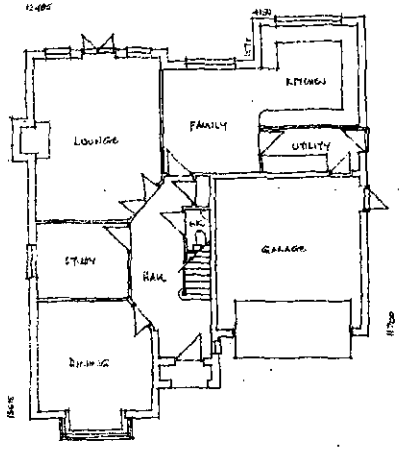
FRONT ELEVATION

SIDE.

REAR

SIDE



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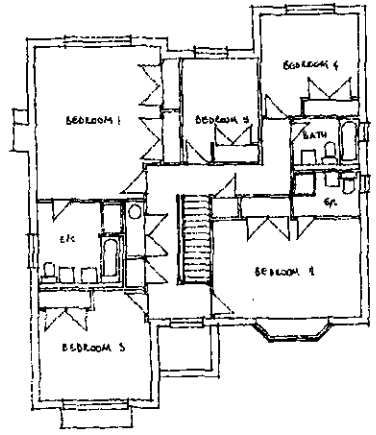

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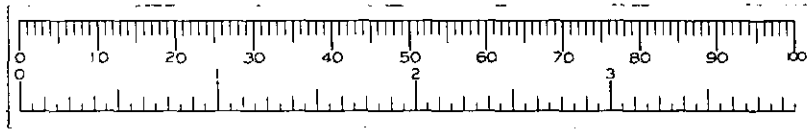

REVISED PLAN
3596
3598

project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

title
HOUSE 4

date	scale
FEB 01	1: 100

drawing number	rev
01 15 05	A

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No	Date	Revision
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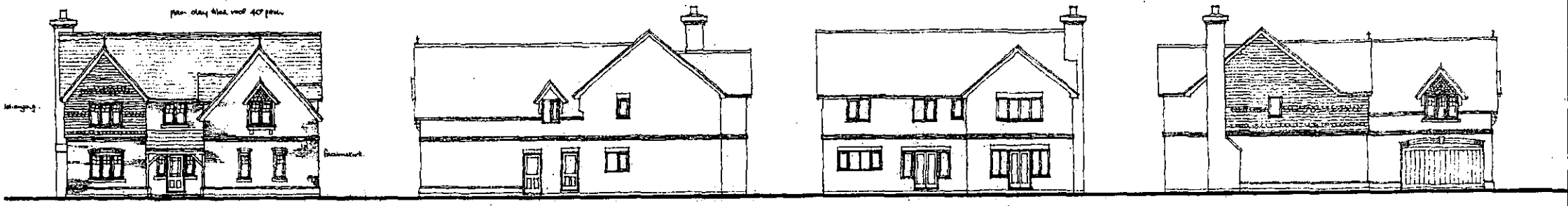
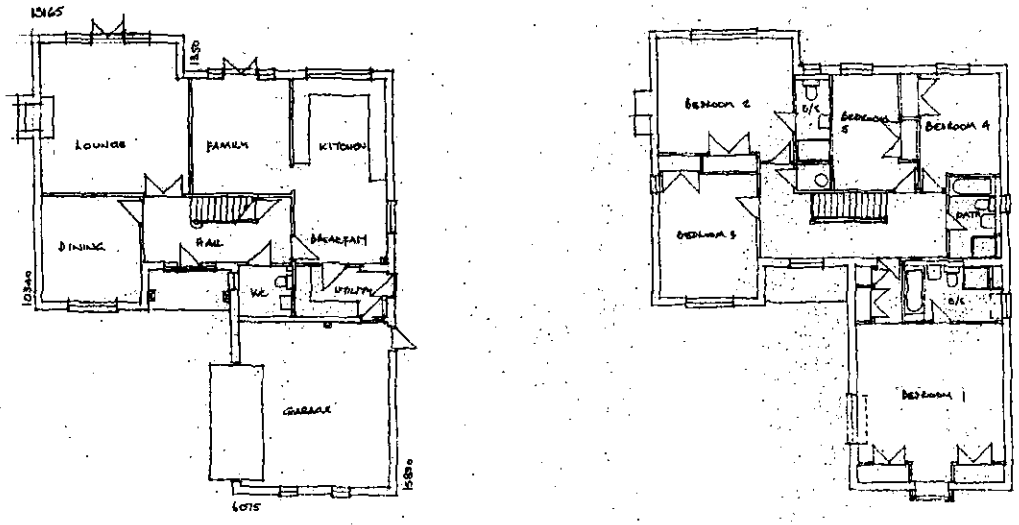


FRONT SIDE REAR SIDE



GROUND FLOOR FIRST FLOOR

REVISED PLAN
3598
3598

project
SEGRAVE LODGE • FACIMUS
POUND LANE
SONNING

title
HOUSE 5

date	scale
FEB 01	1: 100

drawing number	rev.
01-15 06	A

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No.	Date	Remarks
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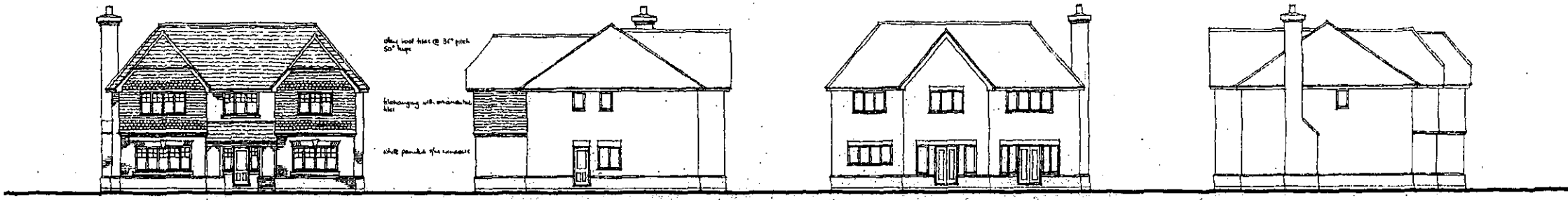
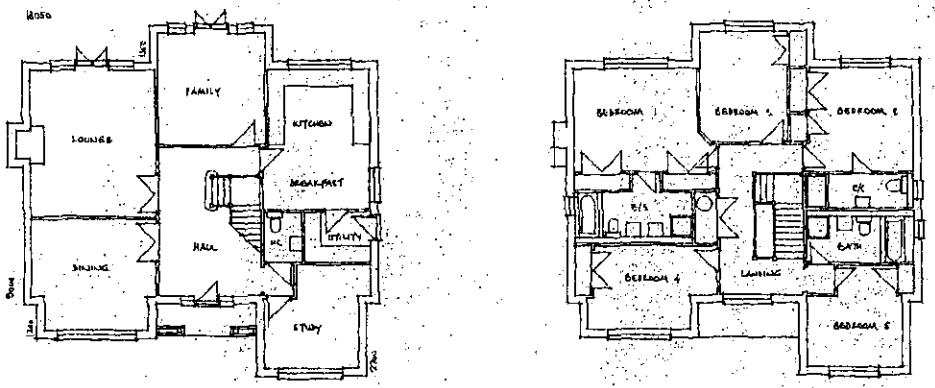
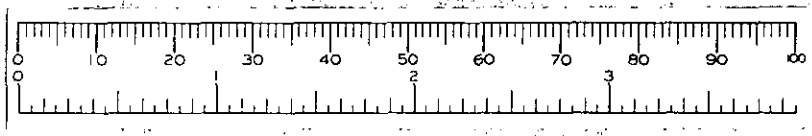




GROUND FLOOR

FIRST FLOOR



REVISED PLAN
3596
3598

project
SEGRAVE LODGE + FACIMUS
POUND LANE
SONNING

title
HOUSE 6

date FEB 01
scale 1:100

drawing number 01 15 07
rev A

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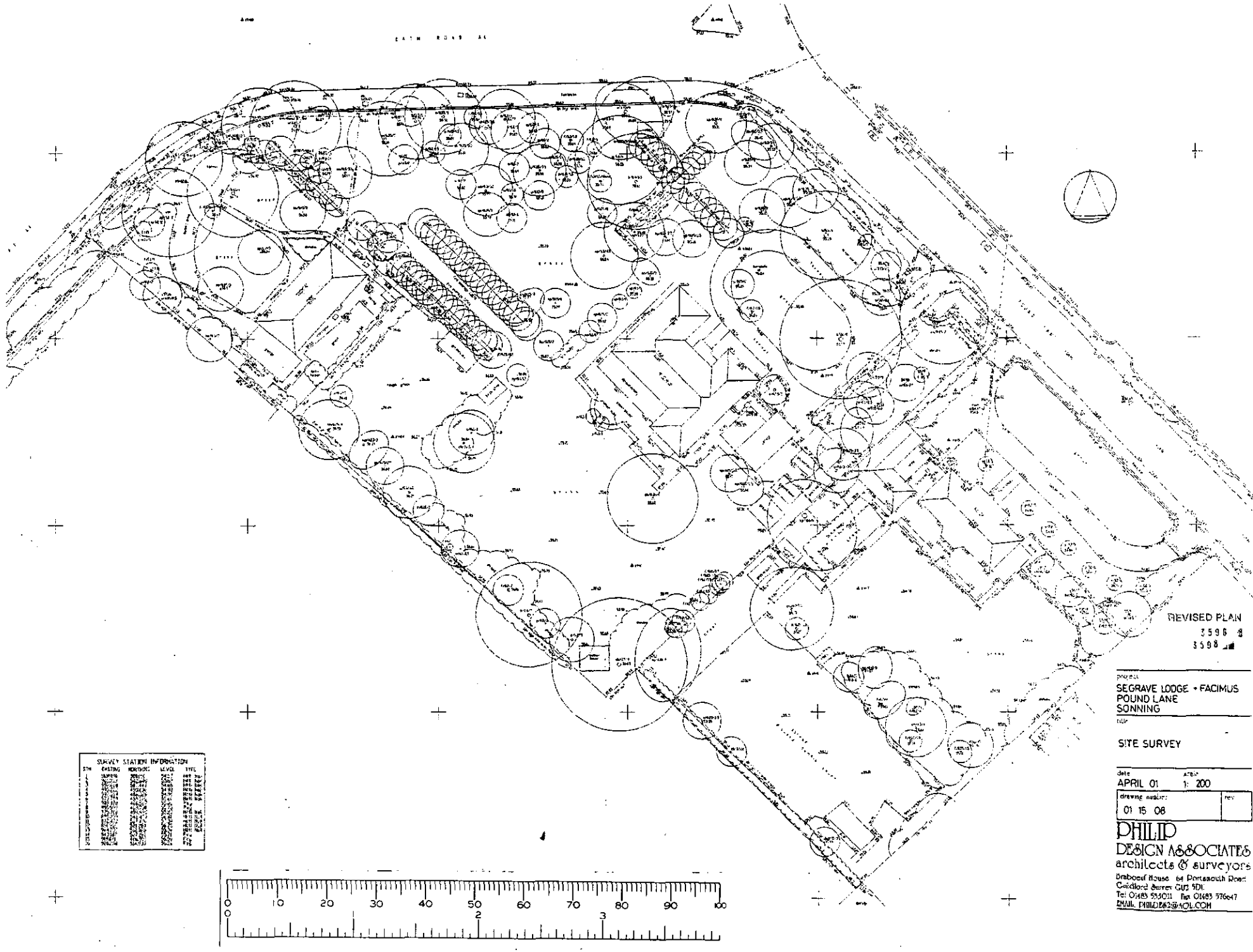

REVISED PLAN
3598
3598

project
SEGRAVE LODGE - FACIMUS
POUND LANE
SONNING

title
SITE SURVEY

date
APRIL 01

scale
1: 200

drawing number
01 15 08

rev

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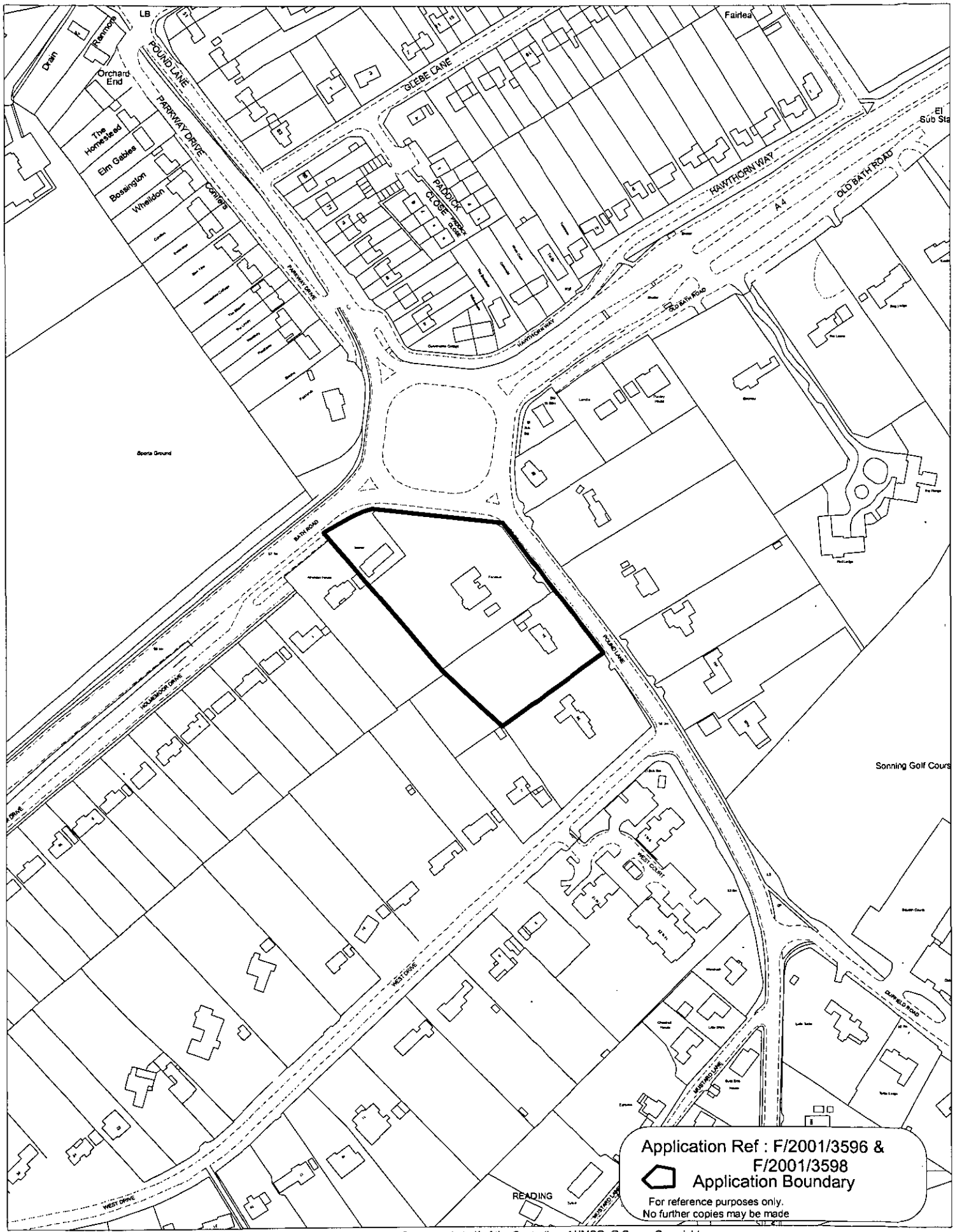

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23 May 20

Scale: 1 : 2500

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W E
S

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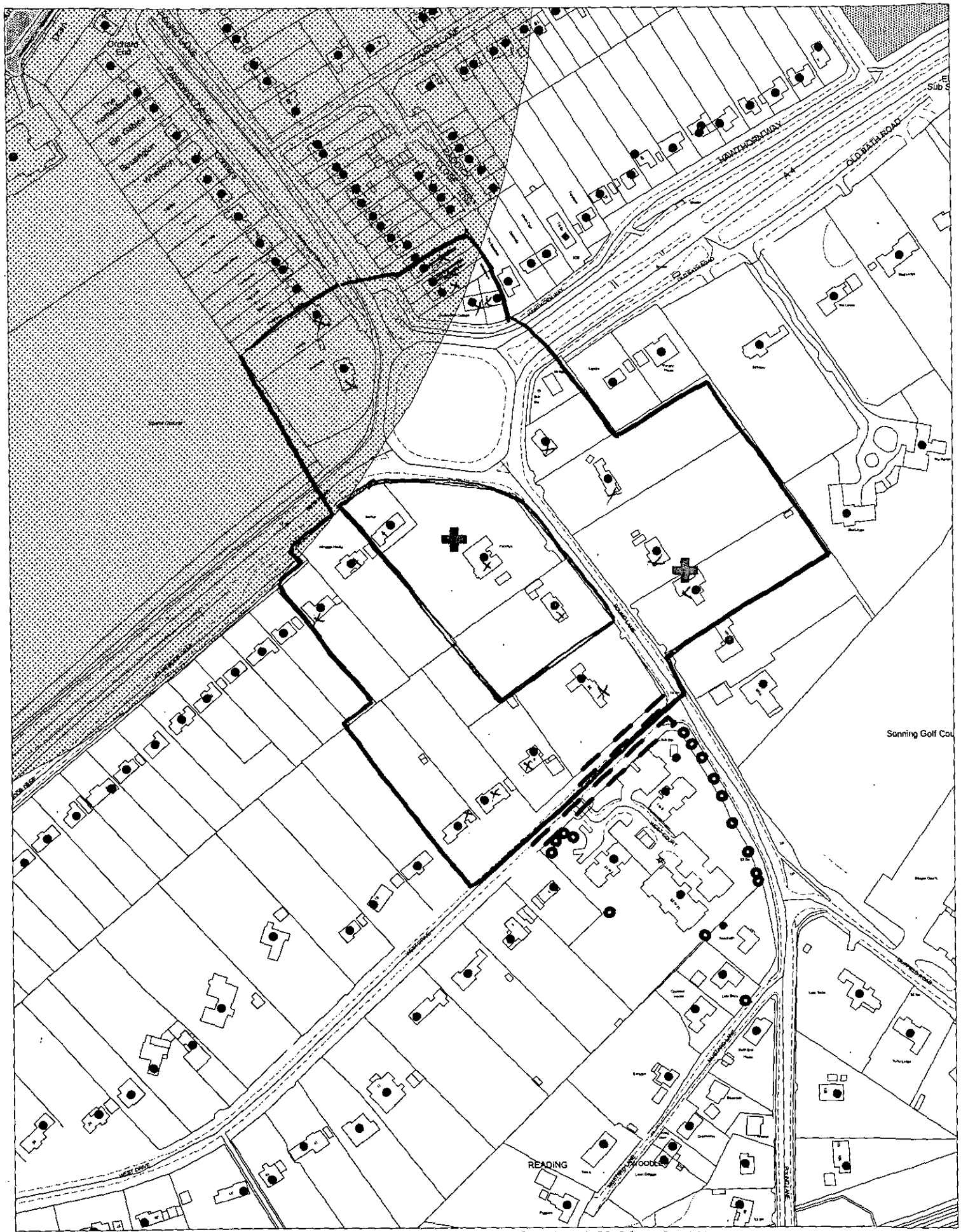
0 2 3



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9 March 2001

Scale: 1 : 2500

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