APPLICATION NO:

F/2001/3321

LOCATION:
Land Rear Of 20 - 34 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Bewley Homes C/O Romans Professional Services

PROPOSAL:
Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/04/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/3321

Parish: **SHINFIELD**

Location: **Land Rear Of 20 - 34 Grazeley Road, Three Mile Cross, Reading**

Proposal: **Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.**

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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Condition
8. 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
9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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 (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
13. 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
14. 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
15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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

Condition
17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

Condition
18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

Condition
19. No dwelling shall be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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 amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

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

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.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

Reason
17. To protect the adjoining occupiers and area generally from noise and disturbance.

Reason
18. In order to ensure a satisfactory form of development.

Reason
19. In the interests of highway safety.

Informative
1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
2. The applicant is advised that, in the interests of security, gates to the rear alleys between Plots 6 and 7 and between Plot 22 and the triple garage block to the rear should be installed at the front building line with locks only accessible to the occupants of the dwellings to which these alleys give rear access.

Informative
3. 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 Policies H2, H9, EN1, LD5, LD6 and R5
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7

John Mitchell
Development Control Manager
Date: 23rd July, 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.

Phone: (0118) 974 6428

Date: 23 July, 2001

Your Ref:

My Ref: Ian Jordan – F/2001/3321

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berks
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Re: Planning Application F/2001/3321 - Land rear of 20 - 34 Grazeley Road, Three Mile Cross.

I refer to the above mentioned application and the consent that was issued recently following the completion of the legal agreement relating to the site.

Unfortunately the consent was dated 11.4.2001 (the date of the committee) rather than a date after the legal agreement was signed. I enclose an amended permission which is dated 23.7.2001, it is identical in all other respects and I would be grateful if you could destroy the first consent.

Please accept my apologies for any inconvenience caused and if you have any queries regarding this matter I can be contacted on (0118) 974 6428.

Yours faithfully

Mr I Jordan
Principal Planning Support Officer

3321

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 March, 2001
My ref. AO/F/2001/3321
Your ref. AM/cfb/032

Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hants
RG26 5JJ

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

Dear Mr Morris

PLANNING APPLICATION F/2001/3321
POPOSED ERECTIN OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March. I address the calculation of the proposed sums as follows:

Education
This is based on a standard formula of 0.3 x £4,720 x 1.06 per dwelling. Therefore for a net increase of 28 dwellings this is £42,027.

Transport
I am advised that the Mereoak Park and Ride is a definite proposal, but that there is not a definite timetable for its implementation at the moment. This is at least in part due to funding needs.

Public Open Space
I enclose a copy of advice I have received from Lisa Jarvis and also the relevant appendix from the Wokingham District Local Plan.

If you do not intend to progress the alternative application F/2000/2131, it would be helpful to us if you could withdraw it in writing.

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

Yours sincerely

Ao

MRS A ODELL
Senior Planner

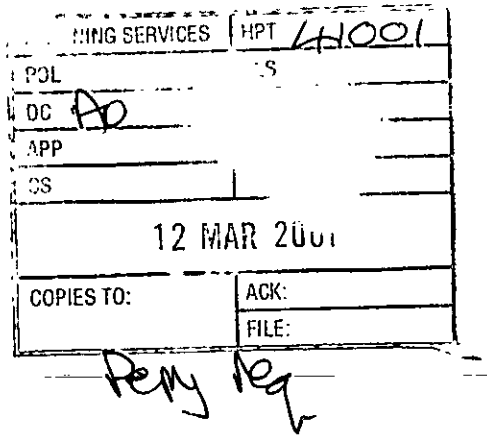
BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AM/cfb/032
9 March 2001

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

For the attention of Angela Odell



Dear Madam

RE: PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF No.32 GRAZELEY RD ON LAND TO THE REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

Thank you for your correspondence directed to Messrs Romans in regard to Section 106 contributions to the above planning application.

I would be grateful if you could provide a full explanation in regard of the calculations for the proposed sums for the Education, Public Open Space and Transport contributions.

We have concerns generally about the level of contributions required, as these seem to be considerably in excess of those secured from other development schemes locally, including the Linden Homes Phase II to which you refer.

In particular I would question the requirement for a development of net 28 increase in houses to provide an on-site LEAP as this would normally be considered suitable for a LAP.

With regard to the contributions towards the Mereoak Park and Ride, I would be grateful for your confirmation of the implementation dates for this scheme, as previous committees I have attended seem to put this into serious question.

I look forward to hearing from you.

Yours sincerely

ANDREW J MORRIS BSc(Hons), DipTP, MRTPI
Associate Director Strategic Land

Angela Odell

To: Helen Rowlay; Hilary Wardale
Cc: Marc Sartorio; John R Mitchell
Subject: Education Contributions

Dear Helen/Hilary

re. this morning's SAI group meeting and the following applications:

Proposed erection of 29 dwellings (28 net) on land to rear of 20-34 Grazeley Road and erection of 10 dwellings at Silchester House, Basingstoke, Three Mile Cross.
- I am assuming that you will be recommending pro-rata as for your recent advice on application O/2000/3042 at 102 Grazeley Road (Hilary's e-mail to me of 29/01/01) i.e. for Lambs Lane School only at a rate of 0.3 x £4720 x 1.06 per dwelling. If this is not the case please advise me by end of Wednesday 7/2/01 at the latest, otherwise I will write to the developers and request contributions on this basis.

Thanks

Angela

Angela Odell

From: Lisa Jarvis
Sent: 14 March 2001 12:47
To: Angela Odell
Cc: Tim Green
Subject: Land at the rear of 20 - 34 Grazeley Road, Shinfield

Angi,

Thank you for the copy of the letter received from Bewley Homes plc regarding section 106 contributions for the above development, which questions the required £50,000 contribution. I would comment as follows:

Wokingham District Council has adopted the standards set out by the National Playing Fields, these require that a LEAP should be provided for developments of 50 units or more, or for sites that are larger than 0.8ha. Although it is proposed to build only 28 new dwellings the overall areas of this site is 0.918 ha. Therefore we would ask that a LEAP be provided within an open space provision of 0.31175 ha. The open space provision is also calculated from the Councils adopted standards.

The development currently only proposes to provide 0.0975 ha of open space on site. This is only 31% of the required amount of open space and no play provision is provided.

The £50,000 requested is made up of contributions for both the lack of on site open space as well as off site play provision.

A further contribution would be required from the developers in terms of a commuted sum for maintenance if they wish the District Council to take on the open space that they are providing on site.

The Linden Homes Phase II development, to which Bewley Homes refers, has provided 53% of its on site open space and provided a contribution of £47,000 for the provision of a LEAP on site and for the improvement of public open space provision in the locality and £14,037 for the maintenance of the on site play area.

Further contributions are to be made by Linden Homes in commuted sums for maintenance for the on site open space.

The Bewley Homes development requested contribution is therefore in line with the Linden homes development. Both developments need to provide a LEAP facility on or off site and both fall short of the required on site open space provision by approximately 0.2 ha.

I hope this has clarified the situation.

Lisa

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 March, 2001
My ref. AO/F/2000/2131.B
Your ref. WJ/ahw/A00/116

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

Romans
4 King Street Lane
Winnersh
READING
RG41 5AS

Dear Mr Joseph

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I refer to the above application. As you are no doubt aware it is the Council's policy to normally require contributions towards services and infrastructure under Circular 1/97 Berkshire Structure Plan policy LD6 and WDLP policy WOS4 for all residential proposals for 10+ dwellings. We consider the following contributions are required in connection with the above development, based on a net increase of 28 dwellings, to be secured by a section 106 agreement. These have taken into account the contributions secured for the Linden Homes Phase 2 development for 44 dwellings on land to rear of 72-90 Grazeley Road, and I attach the a copy of the relevant section of the Committee report for that development for your information.

1. Social housing
20% of units to be affordable housing.

2. Education
£42,027 towards capital funding for primary education as Lambs Lane primary school is full.

3. Public Open Space
An on-site LEAP (Locally Equipped Area for Play) is required, with a minimum open space provision of 0.31175 ha., but only 0.0975 ha. is proposed on-site. If no LEAP is to be provided then a contribution of £50,000 is sought towards off-site provision of play and open space/recreation improvements.

3. Transport
£29,900 towards sustainable transport measures, particularly the Mereoak Park & Ride.

I look forward to receiving confirmation of your agreement to the above. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

As previously, it is considered that the revised layout provides a satisfactory relationship between the proposed dwellings and Phase I, to the south, countryside edge, and provides for a landscaping strip around the parking court adjacent to plot 28. The layout provides for existing important trees to be retained as only orchard trees will be removed, and additional planting is proposed. Suitable protection measures can be incorporated to avoid unacceptable noise disturbance from the A33 by-pass. As previously, 0.27 ha of public open space is proposed. This is 0.24 ha short of the 4.3 ha of public open space per 1000 population required under Policy WR7. However, where there is some shortfall, Policy WR7 does alternatively allow a contribution to off-site facilities, and this has been offered by the applicants (see D below).

C. Effect on Neighbours

The nearest existing properties which front onto Grazeley Road are at least 30 m away from the proposed new dwellings and there would still be 34 m between rear of houses on plots 7 & 8 and 72 Grazeley Road, as on the previously approved layout. Whilst the proposed development is on slightly higher ground, it is considered that there is sufficient distance to avoid unacceptable levels of overlooking or loss of outlook.

D. Services and Infrastructure

The following contributions have been agreed as previously:
20% of dwelling units (9 units) to be affordable houses.
£47,000 towards sustainable transport measures, particularly the Mereoak Park and Ride.
£54,231 towards education; built accommodation for local primary school and Ryeish Green Comprehensive, and
£47,000 plus a commuted sum for maintenance of £14,307 for the provision of a L.E.A.P (Locally Equipped Area of Play) on site and any improvement in public open space provision in the locality which the Council may wish to make, and a further £3,590 as a commuted sum for grounds maintenance.

E. Concerns of the Parish Council and Local Residents

Regarding construction access through Woodcock Court, this is as previously proposed. Proposed conditions cover hours of construction work, site vehicles/operatives' parking and mud/debris prevention. Regarding the Parish Council request for information regarding the Section 106 Agreement, Leisure Srevices are currently investigating appropriate projets for off-site recreation provision in connection with the offered SAI funding. This may include items on the Parish "Wish List".

5. **Conclusion** – The proposed development will be on a site allocated for housing development in the Draft Deposit Wokingham District Local, will provide a satisfactory size mix and layout. The effect on neighbouring properties is considered acceptable and satisfactory contributions towards affordable housing, alternative transport, education and recreation provision have been agreed. The proposal is therefore considered acceptable.

Angela Odell

From: Tim Green
Sent: 13 February 2001 15:48
To: Angela Odell
Subject: RE: r/o 20-34 Grazeley Road

Angela

Here is the revised figure re the proposal to build 29 dwellings on land to the rear of 20-34 Grazely Road, Three Mile Cross.

As previously stated, based on the adopted standards, a LEAP should be provided for developments of 50 units or more, or for sites that are larger than 0.8ha. Although it is proposed to build only 29 properties the overall area of this site is 0.918ha. Therefore we would ask that a LEAP be provided with an open space provision of 0.31175 ha. (based on providing 4.3ha per 1000 population). At present only 0.0975ha is proposed. If this open space provision is not possible we would require an off-site contribution towards another nearby facility.

Additionally we would ask that the usual NPFA play area standards are met e.g. 20m buffer zones, dog proof fencing etc.

I hope this information is OK - if not please contact me.

Thanks

Tim

-----Original Message-----
From: Angela Odell
Sent: 13 February 2001 10:37
To: Tim Green
Cc: Iain Root
Subject: r/o 20-34 Grazeley Road

Dear Tim

Have you checked yet on the amount of POS required and therefore any off-site contribution request we should make?

Thanks

Angela

Angela Odell

From: Tim Green
Sent: 28 February 2001 15:03
To: Angela Odell
Cc: Lisa Jarvis
Subject: RE: r/o 20-34 Grazeley Road

Angela

If no LEAP is to be provided we would be looking for an off-site contribution in the region of £50,000 for play and open space improvements.

Tim

-----Original Message-----
From: Angela Odell
Sent: 26 February 2001 11:13
To: Tim Green
Cc: Lisa Jarvis
Subject: r/o 20-34 Grazeley Road

Dear Tim

Thanks for your e-mail of 13 Feb. How much should I request for the off-site contribution?

Thanks

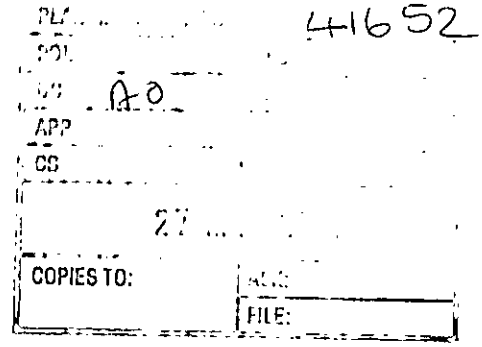
Angela

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AM/cfb/222
26 March 2001

Mrs Odell
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



Dear Mrs Odell

RE: PLANNING APPLICATION F/2001/3221
PROPOSED ERECTION OF 29 DWELLINGS
20 – 34 GRAZELEY ROAD, THREE MILE CROSS

Thank you for your letter and inclusion from Lisa Jarvis of your Recreation Department. This letter clearly crossed with my letter of 13th March 2001, but we have subsequently spoken and I have also discussed the open space contribution with Lisa.

Bewley Homes position regarding the Section 106 Agreement calculations is:-

- Education – provision of £42,027 agreed
- Transport – provision of £29,900 agreed
- Public Open Space – provision of £35,000 agreed, as discussed with Lisa Jarvis
- Social Housing – the provision of 20% is allowed for in the planning application

I trust that together with information already provided this application can now be recommended for approval at the committee on the 11th April 2001.

I look forward to hearing from you.

Yours sincerely

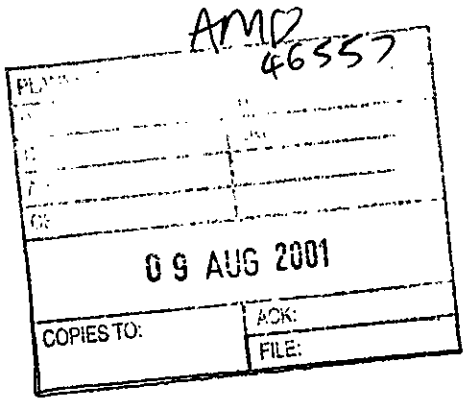
ANDREW J MORRIS BSc(Hons), DipTP,MRTPI
Associate Director Strategic Land

Calleva Design

Consulting Civil & Structural Engineers

01047/RCP/38

8 August 2001



Wokingham District Council
P O Box 153
Shute End
WOKINGHAM
Berks RG40 1WL

FAO Angela Odell

Dear Ms Odell

RE: GRAZELEY ROAD, THREE MILE CROSS
REF: T/2001/3321

Following our telephone discussion yesterday, please find enclosed 3 additional prints of the drawings that were issued to you on 3 August 2001.

Yours sincerely

Roy Parsons
Director
Calleva Design Services Ltd.

enc.

23b GOAT LANE • BASINGSTOKE • HAMPSHIRE • RG21 7PZ • TELEPHONE 01256 474347 • FACSIMILE 01256 474947
Calleva Design Services Ltd • Registered in England No: 2785943 • Registered Office • 23b Goat Lane • Basingstoke • Hants • RG21 7PZ
Directors • Roy Parsons I Eng AMICE AMIStructE • Rob Wilson B Eng. (Hons)
E-Mail: callevades@aol.com

3321

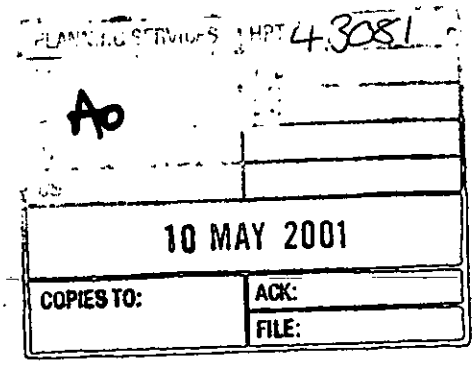
Our Ref. 7476
Your Ref. AO/F/2001/3321
Date. 06 May 2001

Thames Water
Customer Field Services
Rose Kiln Court Rose Kiln Lane
Reading RG2 0HP
Telephone 0118 925 1515 Telefax 0118 925 1516
DX 132045 Reading 11
www.thames-water.com

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by - trawlings

Dear Sir / Madam



TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

LAND TO REAROF 20-34 GRAZELEY ROAD
SHINFIELD

I refer to your consultation received in this office on 23/03/01

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

There is an existing public water main in close proximity to the proposed development, situated in the public highway.

Reinforcement mains to this site may/will be necessary, subject to the Company's normal financial terms and conditions.

Off-site mains to this development may/will be necessary, subject to the Company's normal financial terms and conditions. Only upon receipt of full details/layout of the development, can the extent and size of off-site mains be determined.

Yours faithfully,

Admin
(For Technical Information Manager)

Thames Water Utilities Limited
Registered in England and Wales No 2366661
Registered office Gainsborough House
Manor Farm Road Reading RG2 0JN
Part of the Thames Water Plc Group

1611A

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 APRIL 2001 FROM 7.00 PM TO 11.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: - Mrs P Bray, Mr FD Browne, Mr AJ Ross, Mrs ELM Siggery and Mr GM Storry

PART I

293. MINUTES

The Minutes of the meeting of the Committee held on 21 March 2001 were confirmed as a correct record and signed by the Chairman.

294. APOLOGIES

An Apology for absence was submitted from Mrs. DC Beatty.

295. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

that authority's views against the proposal.

Mrs. Williams, a local resident attended the meeting and spoke against the proposal.

Mr. A Morris representing the applicant attended the meeting and spoke in favour of the application.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure the following;

a) 20% of the dwelling units to be social houses;

b) A financial contribution of £42,027 towards capital funding for Lambs Lane Primary School;

c) A financial contribution of £29,900 towards sustainable transport measures with particular reference to Mereoak Park and Ride.

d) A financial contribution of £35,000 towards off-site recreation and open space improvements in the local area;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3321 be approved subject to the conditions outlined on Agenda pages 3092 to 3096.

(Note: Mr MJ Bryant wished to be recorded as voting against the decision to grant planning permission)

302. APPLICATION NO: 2001/3321, ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO.32 GRAZELEY ROAD, LAND TO REAR OF 20-34 GRAZELEY ROAD THREE MILE CROSS SHINFIELD, FOR BEWLEY HOMES

The Committee considered a report on this application set out on Agenda pages 3089 to 3108.

A representative from Shinfield Parish Council attended the meeting and gave

Ian Jordan

From: Ian Jordan
Sent: 23 July 2001 14:02
To: Colin Lawley
Subject: S.106 - F/2001/3321 - LAND AT R/O 20 to 34 GRAZELEY ROAD, SHINFIELD.

Colin,

we have issued the consent on the above application as per your memo of 13/7/2001 advising that the s.106 had been signed. Unfortunately the consent was issued with the committee date on it (11.4.2001) rather than the date we issued it or the date upon which the 106 was signed, I don't know if this matters or not but would appreciate it if you could let me know if I need to re-issue a corrected copy.

Ta,

Ian

Ian Jordan

From: Colin Lawley
Sent: 23 July 2001 14:02
To: Ian Jordan
Subject: Out of Office AutoReply: S.106 - F/2001/3321 - LAND AT R/O 20 to 34 GRAZELEY ROAD, SHINFIELD.

Hi
I am on leave until 6 August. I will try and reply to you soon after that date.
Colin

Re copy

Phone: (0118) 974 6428

Date: 23 July, 2001

Your Ref:

My Ref: Ian Jordan – F/2001/3321

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
Winnersh
Berks
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End; Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Re: Planning Application F/2001/3321 - Land rear of 20 - 34 Grazeley Road, Three Mile Cross.

I refer to the above mentioned application and the consent that was issued recently following the completion of the legal agreement relating to the site.

Unfortunately the consent was dated 11.4.2001 (the date of the committee) rather than a date after the legal agreement was signed. I enclose an amended permission which is dated 23.7.2001, it is identical in all other respects and I would be grateful if you could destroy the first consent.

Please accept my apologies for any inconvenience caused and if you have any queries regarding this matter I can be contacted on (0118) 974 6428.

Yours faithfully

Mr I Jordan
Principal Planning Support Officer

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/pf 6524
TO:	Angela Odell Development Control	**YOUR REF:**	
		DATE:	13th July 2001

Application F/2001/3321
Land to the rear of 20-34 Grazeley Road

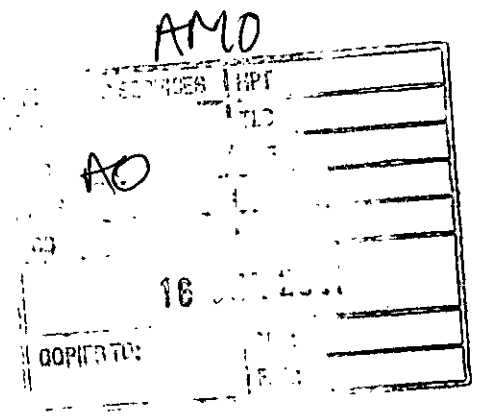
Attached is a copy of a completed Section 106 Agreement.

I should be grateful if you would please issue the planning consent. If you have any questions please let me know.

C. J. L

Colin Lawley

Encl.



DATED 12TH JULY **2001**

BEWLEY HOMES PLC

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

Under Section 106 Town and Country Planning Act 1990 relating to land to rear of 20-34 Grazeley Road - Application Number F/2001/3321

COLIN

THIS AGREEMENT is made the 12TH day of JULY Two Thousand and One BETWEEN **WOKINGHAM DISTRICT COUNCIL** of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and **BEWLEY HOMES PLC** of Inhurst House Brimpton Road Baughurst Hampshire (hereinafter referred to as "the Applicant')

WHEREAS:

A. The Applicant is the estate owners in fee simple of the land shown edged red on the plan annexed hereto and known as 20-34 Grazeley Road Three Mile Cross ("the Site")

B. On the 7th February 2001 the Applicant made an application for planning permission ("Application No. F/2001/3321") for the erection of twenty-nine dwellings and demolition of 32 Grazeley Road and associated works ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/3321 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3321

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come hereby covenants with the Council: that

   a) Prior to the occupation of any dwelling on the development to construct six dwellings in the positions indicated on and in accordance with the application plans and in accordance with Housing Corporation Scheme Development Standards and to include all reasonable services and vehicular access to the Highway (The RSL Dwellings) and transfer The HC Dwellings to a registered social landlord within the meaning of the Housing Act 1996 ("The RSL") which shall be Thames Valley Housing Association Limited or any other registered social landlord agreed between the Applicant and the Council

   b) The total price to be paid by RSL for the RSL Dwellings shall be no more than 90% of The Housing Corporation's Total Cost Indicators current at the date of the transfer or Seven Hundred and Fifty Thousand Pounds (£750,000.00) exclusive of VAT whichever is the greater

c) The RSL Dwellings shall be used at all times for the purpose of social/affordable housing which for the purpose of this agreement means accommodation which is accessible/affordable to people whose income or resources are insufficient to enable them to buy or rent housing on the open market within Wokingham District but this clause shall not be binding upon any mortgagee of the RSL or the shared ownership leaseholder or mortgagee of any individual dwelling or of any successors in title to any such leaseholders, mortgagees or receivers for such mortgagees nor shall it be binding upon any individual exercising a right to buy or similar statutory right

d) The Council shall have full nomination rights to the RSL Dwellings and the RSL Dwellings shall provide affordable accommodation in terms of out-turn costs (equity share values and rental charges) for Council nominees

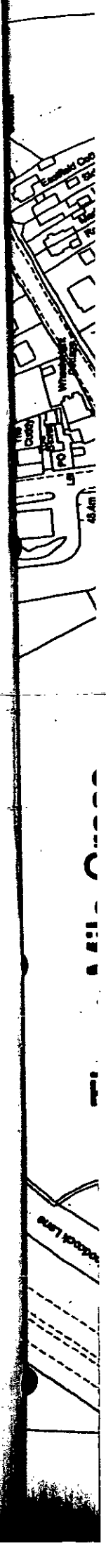
e) To pay to the Council prior to commencement of the Development the sum of FORTY TWO THOUSAND AND TWENTY SEVEN POUNDS (£42,027.00) towards improvement of Primary School(s)

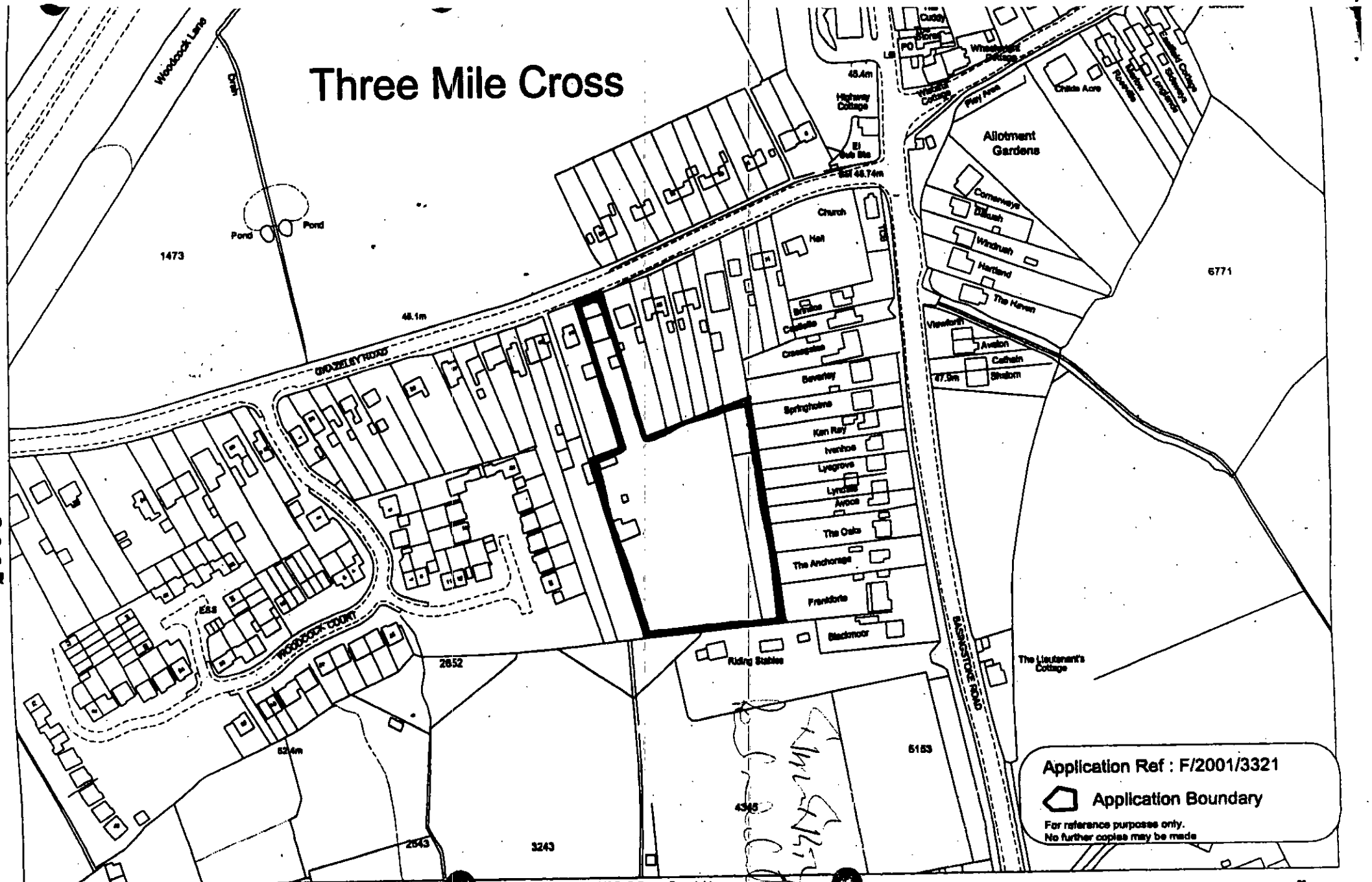
f) To pay to the Council prior to the commencement of the Development the sum of THIRTY FIVE THOUSAND POUNDS (£35,000.00) towards improvements in Parish community facilities off site recreation and open space improvements in the local area

g) To pay to the Council prior to commencement of the Development the sum of TWENTY NINE THOUSAND NINE HUNDRED POUNDS (£29,900.00) towards sustainable transport measures.

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows: -

a) All the sums referred to in this Agreement shall be subject to increase by the percentage change in the figures shown in the Index of Retail Price (all items)




Three Mile Cross
Woodcock Lane
Brain
Pond
Pond
1473
48.1m
GROSELEY ROAD
Church
Hall
Bellaire
Carlisle
Crossgates
Beverley
Springholme
Kan Ray
Ivanhoe
Lyegrove
Lyndale
Avoca
The Oaks
The Anchorage
Frankforte
Blackmoor
Riding Stables
WOODCOCK COURT
2852
524m
2543
3243
4345
5153
BASINGSTOKE ROAD
The Lieutenant's Cottage
48.4m
Highway Cottage
El Sub Sta
Sch 48.74m
PO
Stores
Cuddy
Wheatsheaf Cottage
Wheatsheaf Passage
Pear Tree
Allotment Gardens
Chase Acre
Rosedale
Heather
Landlands
Stanfield Cottage
Stanfield
Cornerways
Dilkush
Windrush
Hartland
The Haven
Viewforth
Avalon
Cathain
Shalom
47.9m
6771
Application Ref : F/2001/3321
Application Boundary
For reference purposes only.
No further copies may be made
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3097

published by or on behalf of H M Government from the date of this Agreement until the date of payment.

b) The expression "the Applicant" and "the Council" shall include their respective successors in title and assigns.

c) The Covenants on the part of the Applicant (with the exception of clause 4h) contained in this Agreement shall not be enforceable against individual purchasers or lessees of dwellings on the Development.

d) In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have affixed their Commons Seals the day and year first before written

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
Was hereunto affixed in the presence of:-

Solicitor

Ian Jordan

From: Colin Lawley
Sent: 23 July 2001 14:21
To: Ian Jordan
Subject: RE: S.106 - F/2001/3321 - LAND AT R/O 20 to 34 GRAZELEY ROAD, SHINFIELD.

Ian

Unfortunately the decision notice needs to be dated the same date as the sec 106 or later.(At some tome in the future we may need to demonstrate the sec 106 was signed first).

Therefore I should be grateful if a corrected decision notice can be issued.

Many Thanks

Colin

-----Original Message-----
From: Ian Jordan
Sent: 23 July 2001 14:02
To: Colin Lawley
Subject: S.106 - F/2001/3321 - LAND AT R/O 20 to 34 GRAZELEY ROAD, SHINFIELD.

Colin,

we have issued the consent on the above application as per your memo of 13/7/2001 advising that the s.106 had been signed. Unfortunately the consent was issued with the committee date on it (11.4.2001) rather than the date we issued it or the date upon which the 106 was signed, I don't know if this matters or not but would appreciate it if you could let me know if I need to re-issue a corrected copy.

Ta,

Ian

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/pf 6524
TO:	Angela Odell Development Control Tom Callaghan Highways Section Jim Dunning Planning Section Lisa Jarvis Leisure Helen Rowlay Education and Cultural Services Julie Holland Financial Services	**YOUR REF:** **DATE:**	 8th October 01

Land to the rear of 20-34 Grazeley Road - Section 106 Agreement
Planning Application No. F/2001/3321

I confirm that we have now received payment of £106,927 relating to the above mentioned agreement.

The sum has been paid in under code UX1089500.

The payment under the Section 106 Agreement is divided as follows:-

1. £42,027 towards improvement of primary school(s)
2. £35,000 towards improvements in parish community facilities, off site recreation and open space improvements in the local area
3. £29,900 towards sustainable transport measures

Jim, I should be grateful if your section could arrange for the details to be entered on the database.

Julie, I should be grateful if your section could calculate the inflation amount payable. The date of the agreement was the 12th of July 2001. Payment was received on the 25th of September 2001. The Index of Retail of Price (all items) is the relevant indexation.

If you have any questions or require further information please let me know.

Colin Lawley

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 August, 2001
My ref. AO/F/2001/3321
Your ref. 01047/RJW/36

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

Calleva Design
23b Goat Lane
BASINGSTOKE
RG21 7PZ

Dear Mr Wilson

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - CONDITION 17

Thank you for your letter of 3 August and enclosed plans. Following advice I have received from our Environmental Health Officer, I confirm the proposals satisfy condition 17.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Angela Odell
Development Control

Your Ref: f/2001/3321

From: John Mullaney
Environmental Heath

My Ref:

Date. August 28, 2001

LOCATION: LAND TO THE REAR OF 20-34 GRAZELEY ROAD

I refer to the letter sent by Rob Wilson of Calleva Design Services regarding the pumping station. I have spoken to Mr Wilson who assures me that the manufacturers of the pumping system have stated that there will be no noise from the pumping station heard above ground at neighbouring properties.

I therefore recommend that the conditions be discharged.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES
POL
DC
APP
CS
29 AUG 2001
COPIES TO:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 August, 2001
My ref. AO/F/2001/3321
Your ref. 01047/RCP/38

Calleva Design
23b Goat Lane
BASINGSTOKE
RG21 7PZ

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

Dear Mr Parsons

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - CONDITION 9

Thank you for your letter of 3 August and enclosed plans 01047-11 & 12. I confirm the proposals are acceptable under condition 9 of the above permission.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 10.8.01

Number of pages including cover sheet: 2

To:
Roy Parsons

Phone:

Fax phone: 01256 474947

CC:

From:
Angela Ockall.

Phone: 0118 974 6445.

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

I will write formally to discharge this condition when I have time. (on hols 13 - 29 Aug)

Memo to: Steve Auton, highways **10.8.01**

From: Angela Odell, Planning

F/2001/3321 – LAND TO REAR OF 20-34 GRAZELEY ROAD

Please see attached and advise me whether the proposals satisfy condition 9.

Yes. Condition 9 has been satisfied

10.8.01

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25 February 2002

Location:	Land rear of 21 – 34 Grazeley Road, Three Mile Road, Reading
Proposal:	Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.
Application Number:	F/2001/3321

In response to your informal consultation dated 20 February 2002 for the above application, the landscape comments are as follows:

The plan showing protective fencing around the trees, drawing no. 717-101, is acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 December, 2001
My ref. AO/F/2001/3321
Your ref. BH178/731

Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hants
RG26 5JJ

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

Dear Mr Brooks

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

You may recall that at our meeting on 24 October we discussed the letter we had received from Mr. Cooper of No. 20 Grazeley Road (rear of plots 8 & 9). At our meeting you agreed that Bewleys would undertake to replant trees along this boundary (at the end of plots 8 & 9). Please confirm this and discuss details either with Mr. Cooper or myself.

I also drew your attention to Mr. Cooper's assertion that he had been given to understand that 2.2m. fencing would be erected along his rear boundary, but that the fence is significantly lower that this. I explained that I did not think that we had given such an undertaking. You replied that Bewleys might have done so in relation to an earlier proposal when a pumping station was proposed. Please can you advise me and/or Mr Cooper about this. I look forward to hearing from you. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

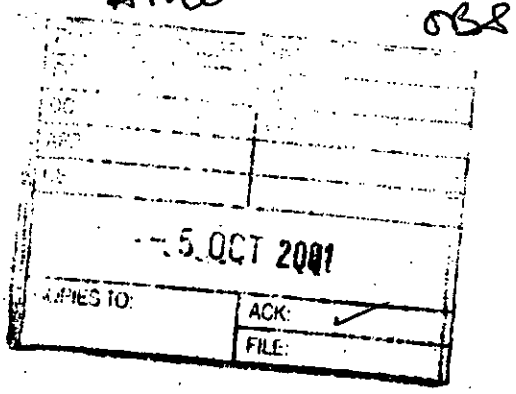
Ao.

MRS A ODELL
Senior Planner

c.c Dan Ledger

AMO OBS

Graham Cooper
20, Grazeley Rd .
Three Mile Cross ,
Reading,
Berks.
RG7 1BJ .



Wokingham District Council
Environmental Services Department
Planning Services

23/02/2001

Attn. Mrs A. Odell

Dear Mrs Odell .

Planning Application No F/2001/3321

I would like to bring your attention to the following matters that I have observed on this site until now.

? a) On several occasions work has been in progress on the site on Saturdays after the13:30 deadline. See 106 agreement par. 7. This should be terminated immediately.

b) There is insufficient parking on the site i.e. off-road or the site operatives, visitors etc. are not utilising it as EVERY work day there are between 4 and 12 vehicles of various types parked along the Grazeley road. The drivers /passengers go onto the site and it is frequently the same vehicles some on a daily basis. This situation does not comply with the 106 agreement para.10 and makes exiting my driveway very dangerous. What detail were submitted to you ? Have these be carried out? This must be stopped immediately.

? c) The cleaning of mud deposits in accordance with agreement 106 para.11 of incredibly poor quality. A large proportion of the mud is just being washed into the gutter. The result is that weeds are now growing in the gutters that were clean prior to the start of the construction. The gutters must be cleared and kept clear of mud and weeds..

AO d) A row of 6 trees of 18 to 20 feet have been removed from the site which formed an extension of a row of similar trees on the western boundary of my property. Why were they removed? They afforded my plot significant privacy. They have been removed contrary to the conditions of the 106 agreement para.14. What are you going to do to penalise the contractor.

e) What were the conclusions of the archaeological report mention in para.15 of the 106 agreement.

f) I notice that a pipe has already been laid across the Grazeley Road into the open ditch on the North side. Is this a temporary or permanent solution? I would like your reassurance that which ever the case all flooding aspects as a result of additional surface water have been considered and approved in accordance with agreement 106 para16.

AO g) 1.8m I was give to understand that the fence to be erected on my Southern boundary was to be 2.2m. It has now been installed and is significantly less than this. Please be so kind as to inform me what the correct height should be.

h) I would not be surprised if your inspector has already noticed several of the above . How often does he attend the site ?

I look forward to your reply.

Please pass this letter to the person concerned if this is not your responsibility.

Thanks and Regards.

Graham Cooper.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 March, 2002
My ref. AO/F/2001/3321
Your ref. 2001/717LA621/TG

Terra Firma Consultancy Ltd
28 The Spain
Petersfield
Hants
GU32 3LA

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

Dear Mr Griffin

PLANNING APPLICATION F/2001/3321
PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your tree protection proposals Plan No. 717-101. I confirm the proposals are acceptable for compliance with condition No. 14 of the above permission.

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

Yours sincerely

M L THORP
Principal Development Control Officer

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref As below

25th February 02

Ms Joss Miller (?)
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

53628

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS LO	

27 FEB 2002

COPIES TO	ACK:
	FILE:

To file

Dear Joss.

20-36 Grazeley Rd, Three Mile Cross
Planning Application F/2001/3321

I have today received and accepted a copy of the report supplied by T.V.A.S. following the Archaeological Watching Brief on the above property.

I can confirm that no further work will be required and that any archaeological condition attached to the planning permission can now be considered as spent.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Senior Archaeologist

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

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

F/2001/3321

Graham Cooper
20 Grazeley Road
Three Mile Cross
READING
Berkshire
RG7 1BJ

F/2001/3321

Karen Piercy – Chairman
Spencers Wood, Shinfield and
Area Risidents Association
Avoca
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AS

Application approved

Letter sent 18.07.01

Applicationo	Name & Address
F/2001/3321	R Dix 65 Woodcock Court Three Mile Cross Reading RG7 1BZ
F/2001/3321	Mrs G Fry Lyndale Basingstoke Road Three Mile Cross RG7 1AS
F/2001/3321	M A Fry Hyegrove Basingstoke Road Three Mile Cross RG7 1AS
F/2001/3321	C Westwood 37 Woodcock Court Three Mile Cross RG7 1BZ
F/2001/3321	N Gilbert 18 Grazeley Road Three Mile Cross Readomg RG7 1BJ Berks
F/2001/3321	Mrs Y M Gripton 'Beverley' Basingstoke Road Three Mile Cross Berkshire RG7 1AS
F/2001/3321	Dr A A C Waite PO Box 5136 Riseley Reading RG7 1GT
F/2001/3321	David J Williams 34 Grazeley Road Three Mile Cross READING Berkshire RG7 1BJ

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 July, 2001
My ref. AO/F/2001/3321
Your ref. WJ/kal/A01/S07

Romans
4 King Street Lane
Winnersh
Berks
RG41 5AS

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

Dear Mr Joseph

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD AT LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 28 June. I confirm the proposed alterations to materials (windows, fascias and soffits) are acceptable under condition 2 of the above draft consent notice.

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

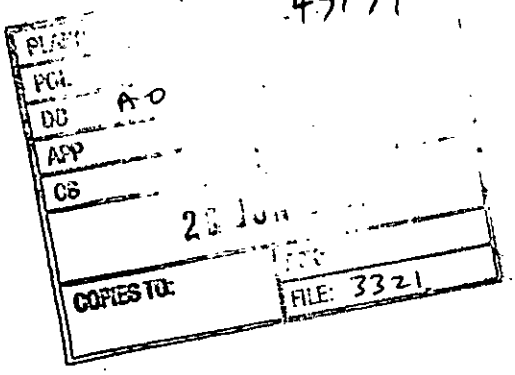
Yours sincerely

AO.

MRS A ODELL
Senior Planner

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

AMO
45134



Please reply to Winnersh

Ms A Odell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Our ref: WJ/kal/A01/S07

28th June 2001

Dear Angela

RE: PROPOSED HOUSING AT GRAZELEY ROAD, THREE MILE CROSS

With reference to the above site, I would be grateful if you would advise us if the following external materials for the proposed units would be acceptable.

- Windows - To be UPVC or softwood, finished white
- Fascias and soffits - UPVC, to be finished white
- Roof covering - Concrete pan tiles, colour to be agreed

The above materials are proposed in place of those specified on our planning drawings and I trust these changes will not cause any problems.

Please contact me at your earliest convenience to confirm whether revised drawings will need to be submitted to you.

Yours sincerely

Warren Joseph

WARREN JOSEPH

ARCHITECTURAL SERVICES MANAGER
DIRECT LINE: (0118) 936 6613
DX: 92952 LOWER EARLEY
E-MAIL: wjoseph@romans.co.uk

cc: Andy Brooks, Bewley Homes

Head Office
4 King Street Lane
Winnersh
Berkshire
RG41 5AS
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0121 434 3128
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www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 757 2161 27

ROMANS

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3321	AO.
BUILDING CONTROL NUMBER.	FP 2001/1935	Alan
~~APPLICANT~~/AGENT	Romans (Richard Barnett)	
ADDRESS OF SITE	Land rear of 20-34 Grazeley Road SHINFIELD.	
DESCRIPTION OF PROPOSED WORK	erect 29 new dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01047-12	A00/116 01
ELEVATIONS		attached
FLOOR PLANS	See	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	Await legal agreement	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	No	
IF YES, WHAT ARE THE DIFFERENCES ?	only slight	
DATE	22/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Land rear of 20-34 Grazeley Road
Shinfield.

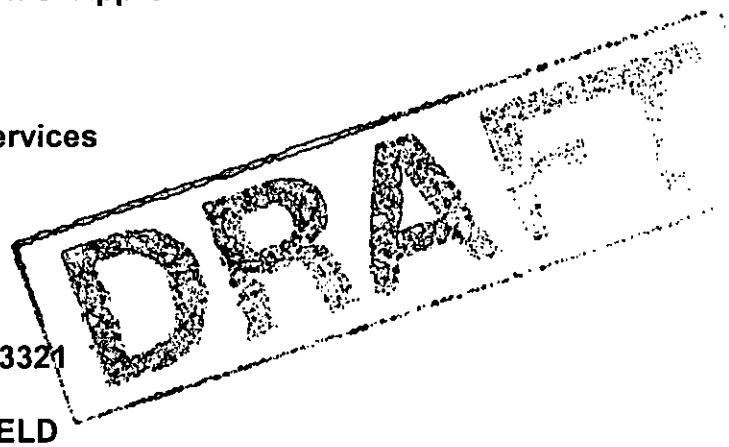
	BC	DC
Plots 1, 2 + 3 elevations floor plans.	A01/S07 104 A01/S07 101A + 102A	A00/116 02 — " —
Plots 4-9 elevations floor plans	A01/S07 204 A01/S07 201A + 202A	A00/116 03 — " —
Plots 10, 11 + 12 elevations floor plans.	A01/S07 304 A01/S07 301A + 302A	A00/116 04A — " —
Plots 13, 14, 15 elevations floor plans.	A01/S07 404 A01/S07 401A + 402A	A00/116 05 — " —
Plots 16, 17, 18 elevations floor plans	A01/S07 504 (Ground floor side windows added) A01/S07 501A + 502A	A00/116 06 — " —
Plots 19, 20, 21 elevations floor plans	A1/S07 604 A1/S07 601A + 602A	A00/116 07 (Side elevation shown incorrect Roof is hipped on BC)
Plots 22, 23 + 24 elevations floor plans	A1/S07 704 A1/S07 701A + 702A	A00/116 08 — " —
Plots 25, 26 + 27 elevations floor plans	A1/S07 804 A1/S07 801A + 802A	A00/116 09. — " —
Plots 28 + 29 elevations	A1/S07 903.	A00/116 10

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Bewley Homes
C/O Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/3321

Parish: **SHINFIELD**

Location: **Land Rear Of 20 - 34 Grazeley Road, Three Mile Cross, Reading**

Proposal: **Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.**

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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Condition
8. 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
9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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.

DRAFT

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
13. 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.

DRAFT

Condition
14. 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
15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

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

Condition
17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

Condition
18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

Condition
19. No dwelling shall be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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 amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.



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

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

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

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

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.

Reason
12. In the interests of visual amenity.

Reason
13. In the interests of visual amenity.

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

Reason
15. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

Reason
17. To protect the adjoining occupiers and area generally from noise and disturbance.

Reason
18. In order to ensure a satisfactory form of development.

Reason
19. In the interests of highway safety.

DRAFT

Informative
1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
2. The applicant is advised that, in the interests of security, gates to the rear alleys between Plots 6 and 7 and between Plot 22 and the triple garage block to the rear should be installed at the front building line with locks only accessible to the occupants of the dwellings to which these alleys give rear access.

Informative
3. 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 Policies H2, H9, EN1, LD5, LD6 and R5
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7



John Mitchell
Development Control Manager
Date: 11/04/2001

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.

Memo to: Colin Lawley, Legal Services **19.04.01**

From: Angela Odell, Planning

APPLICATION F/2001/3321 – LAND REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Following the resolution to grant permission to the above application subject to a legal agreement at the Development Control Committee on 11.04.01, I enclose draft decision notice, copy of application form and site plan. If you require any further information please contact me.

Angela Odell

Application No. F/2001/3321 **Received 07.02.01** **Shinfield**

Applicant: **Bewley Homes**
Location : **Land to rear of 20-34 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Erection of 29 Dwellings and Demolition of No. 32 Grazeley Road**

1. **Planning History** - This 0.918 ha. site is an undeveloped field to the rear of properties on the south side of Grazeley Road and east side of Basingstoke Road. The land slopes downwards to the north and slightly downwards to the east.

   On 10th May 1999 permission was granted for the demolition of No. 34 Grazeley Road and erection of 16 houses on the site, subject to a legal agreement for 3 of the houses to be social housing and transfer and maintenance of the proposed public open space.

   Then at the Committee on 23rd September 1998, the Development Control Sub-Committee resolved to grant permission to a broadly similar alternative application no. 98/68012/F which included a pumping station. However, the decision notice was not issued as the legal agreement was not completed.

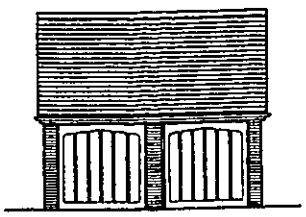
2. **Proposal** - Is to demolish No. 34 Grazeley Road and erect 29 houses with associated garages, estate road, open space and pumping station. The proposal is for 11 x 2 bedroom and 18 x 3 bedroom units.

3. **Consultations** -

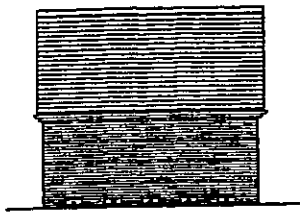
- ***Shinfield Parish Council :*** "We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents. We are also concerned about the increased generation of traffic onto Grazeley Road and its inadequate junction with the Basingstoke Road, the latter of which at times is heavily congested. We request information on any planning obligations and conditions in respect of Section 106 agreement and in respect of any planning obligations the parish council would like the district or parish to be granted ownership of the designated open space to prevent development of the backlands."
- ***8 Letters of objection received :*** On the following grounds:
  - Additional traffic will exacerbate existing congestion and safety problems.
  - Land liable to flood. Adequate drainage needs to be proposed to prevent run-off into adjacent properties. Should approve details of drainage before granting planning permission.
  - Loss of countryside.
  - Density increase, overcrowding and out of character with adjacent properties in Basingstoke Road and Grazeley Road.
  - Loss of privacy due to overlooking.
  - Increased pressure on services.
  - Pumping station could cause noise and smell to existing residents.
  - Proposed pavement projection in front of No. 34 Grazeley Road would cause traffic to wait in front of their property and prevent visitors from parking.

Notes.

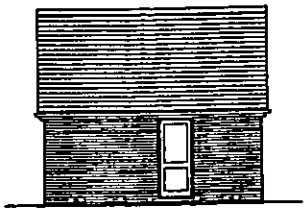
All dimensions and levels on site are to be checked prior to commencement of work.



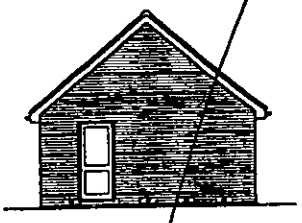
Front elevation
House No. 37
Plots 5, 6,17&18



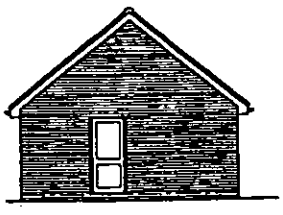
Rear elevation
House No. 37
Plot 5 & 6



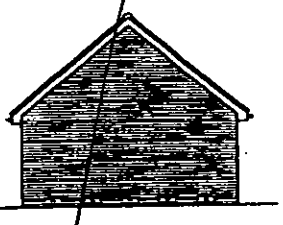
Rear elevation
Plots 17 & 18



Side elevation
Plots 17 & 18



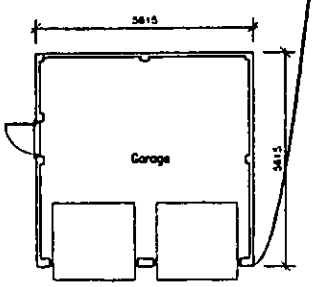
Side elevation
House No. 37
Plot 5 ,6



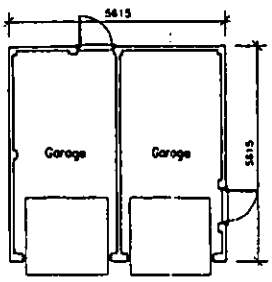
Side elevation
House No. 37
Plots 5, 6, 17 & 18

06.MAR2001 3458

D	Plot Nos. altered	05/03/01
C	Plot 8 Garage removed	22/02/01
B	New garages to plots 6 & 7 added	21/12/00
A	House No. 37 & Plots 15/16 Garages amended	01/09/00



Plan House No. 37
Plot 5, 6



Plan Plot 17 & 18

Project
Land r/o Watmore Lane
Winnersh

Client
Linden Homes Plc

Drawing
Detached Garages
Plans & Elevations

Scale 1:100 Date Aug 2000

The Edwards Irish Partnership
Architects & Surveyors
Ground Floor Offices, 19 Milton Road, Wokingham, Berks. RG40 1DE
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

Job 1363 Dwg. 22 D

3088

- Would prefer Public open Space to be in north-east corner.

- ***1 letter of request from adjacent land owner :*** For adequate drainage provision and 6 ft. fence and single strand of barbed wire along the southern boundary of the site.
- ***Environment Agency :*** No objection subject to conditions.
- ***Crime Prevention Design Advisor :*** No objection in principle and there would be natural surveillance to the frontage parking areas. However, is concerned about the deep rear access alleys. If these are felt to be essential, they must be securely gated at the front building line, with locks accessible only to bona fide residents.
- ***Council's Consultant Archaeologist :*** Recommends a condition requiring an archaeological watching brief.
- ***Environmental Health Officer :*** recommends conditions covering hours of construction and detailed scheme for protection of proposed and existing dwellings and gardens from any noise from the pumping station.
- ***Highway Officer :*** No objection subject to conditions and contribution as proposed.
- ***Tree Officer :*** One of the trees shown as being retained adjacent to the south east boundary of plot 16 is a stump (the applicants based their layout on an old survey drawing) and is therefore not a constraint on the proposals. The other tree adjacent to the south west boundary of plot 16 has extensive decay in its buttress roots and needs to be felled. In view of this there are no tree constraints on the proposal.

4. **Appraisal** - Main issues are:

   A. Principle of residential development, including density and housing mix (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan Policies WOS2, WH2 and WH6; PPG3).

   B. Effect on character and appearance of the area (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan Policies WH1, WBE1, WBE11 and WLL7).

   C. Effect on neighbouring properties (Loddon Area Local Plan Policy LBE2; Wokingham District Local Plan Policy WBE1).

   D. Traffic, access and parking (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan Policies WT6 and WT7; PPG13).

   E. Other detailed issues: Archaeology (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan Policies WHE15 and WHE16B; PPG16); Public Open Space (Berkshire Structure Plan Policy R5, Loddon Area Local Plan Policy LR2, Wokingham District Local Plan Policy WR7); and drainage.

F. Services and Infrastructure (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan Policy WOS4).

G. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is a greenfield. However, it is part of site SH03 which is allocated for housing development in the Wokingham District Local Plan, and there is an extant permission for residential development at the site. It is therefore considered that the advice in PPG3 which gives preference to the development of previously-developed land over greenfield land does not override the above considerations.

As 29 dwellings are proposed on 0.918 ha. of land the density would be 31.6 dwellings per hectare. This would accord with the minimum density of 30 dwellings per hectare in PPG3.

The proposed housing mix is as follows:

No. of bedrooms	No. of dwellings	Percentage	Percentage required by Policy WH6
2	11	38%	At least 45%
3	18	62%	25%
4+	nil	nil	Not more than 30%
TOTAL	29	100%	

As the proposed mix is for slightly fewer 2 bedroom dwellings but the rest 3 bedroom dwellings, it would be satisfactory under Policy WH6.

B. Effect on character and appearance of the area

As the existing trees along the south (countryside boundary of the site) would be retained it is considered that the effect on the adjacent countryside would be acceptable. Whilst the proposed density would be greater than that of the adjacent properties in Basingstoke Road and Grazeley Road, it accords with PPG3 and would be similar to the 29.3 dwellings per hectare approved for the Linden Homes Phase 2 development to the rear of 72-90 Grazeley Road. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on neighbouring residents

The rear elevations of the proposed houses on Plots 1-9 would be at least 60m from the rear elevations of the existing adjacent dwellings in Grazeley Road and those of the proposed houses on Plots 10-15 would be at least 58m from the rear elevation of the existing adjacent dwellings in Basingstoke Road. Therefore, although the new houses would be on higher land, particularly from Grazeley Road, the distances between are considered sufficient to prevent unacceptable overlooking. The effect on the existing adjacent residential property is therefore considered acceptable.

D. Traffic, access and parking

The proposed access details are also considered satisfactory and the layout shows sufficient parking to comply with standards. A contribution towards sustainable transport measures, particularly the proposed Mereoak Park and Ride, is proposed. The proposal is therefore considered acceptable in relation to traffic, access and parking.

E. Other detailed issues
Archaeology : In accordance with the recommendation of the Council's Consultant Archaeologist, a condition should be attached requiring an archaeological investigation.
Public Open Space : 0.0975 ha. of public open space is proposed, but this is a significant shortfall from the Council's adopted standard and no play area is proposed. £50,000 in lieu of on-site public open space and play provision towards off-site play and open space improvements in the local area is proposed and this is considered acceptable. (Policy WR7 in principle allows for a shortfall of on-site provision to be off-set by contributions towards off-site provision. A play area will be provided on the Phase 2 Linden Homes development further along the rear of Grazeley Road).
Drainage : A pumping station in connection with foul sewerage is proposed.

F. Services and Infrastructure
The following contributions have been offered:

- 20% of dwelling units to be social houses.
- £42,027 towards capital funding for Lambs Lane Primary School.
- £29,900 towards sustainable transport measures, particularly the Mereoak Park and Ride.
- £35,000 towards off-site recreation and open space improvements in the local area.

The above provisions and contributions are considered acceptable.

G. Concerns of the Parish Council and local residents
These have been noted and addressed above and/or in conditions below. It is considered that the proposed Public Open Space is most suitably located at the south end of the site as it would be next to the countryside edge and large trees. Barbed wire along the rear fencing could be a safety hazard.

5. **Conclusion** - The principle of residential development on the site is considered acceptable and the proposed density would accord with PPG3. It is considered that the proposed layout would have acceptable effects on the surrounding countryside and neighbouring properties. It is also considered that satisfactory provision of/contributions towards social housing, alternative transport, education and recreation are proposed. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT planning permission subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above and to the following conditions:

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

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

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

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

6. 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.

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

8. 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.

9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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 (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

13. 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.

14. 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.

15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

16. 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.

17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

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

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. 5.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9. 11. 19.
In the interests of highway safety and convenience.

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

12. 13.
In the interests of visual amenity.

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

15. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

17. To protect the adjoining occupiers and area generally from noise and disturbance.

18. In order to ensure a satisfactory form of development.

Informatives:

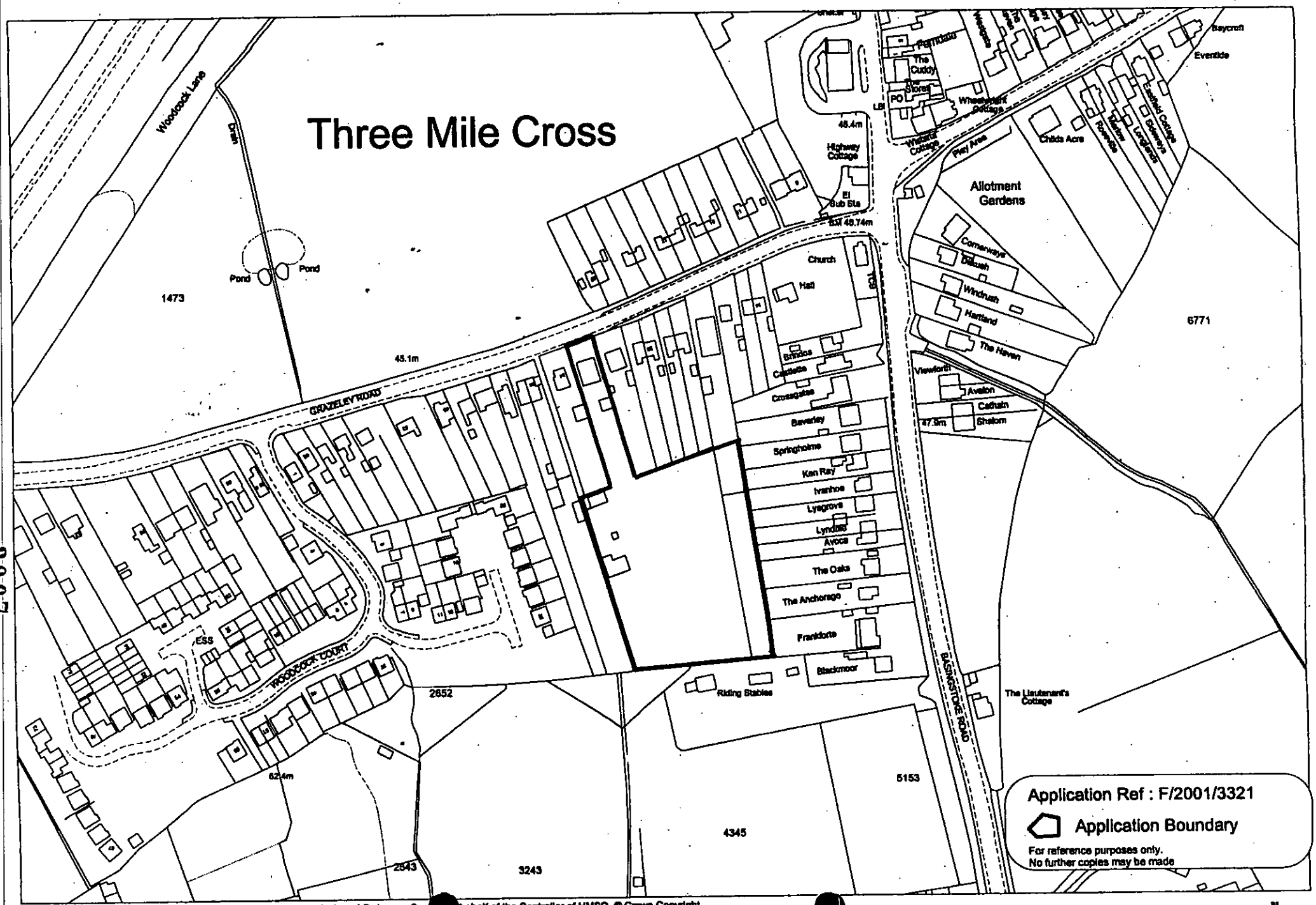
1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

2. The applicant is advised that, in the interests of security, gates to the rear alleys between Plots 6 and 7 and between Plot 22 and the triple garage block to the rear should be installed at the front building line with locks only accessible to the occupants of the dwellings to which these alleys give rear access.

3. 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 Policies H2, H9, EN1, LD5, LD6 and R5
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7

Angela Odell



3097

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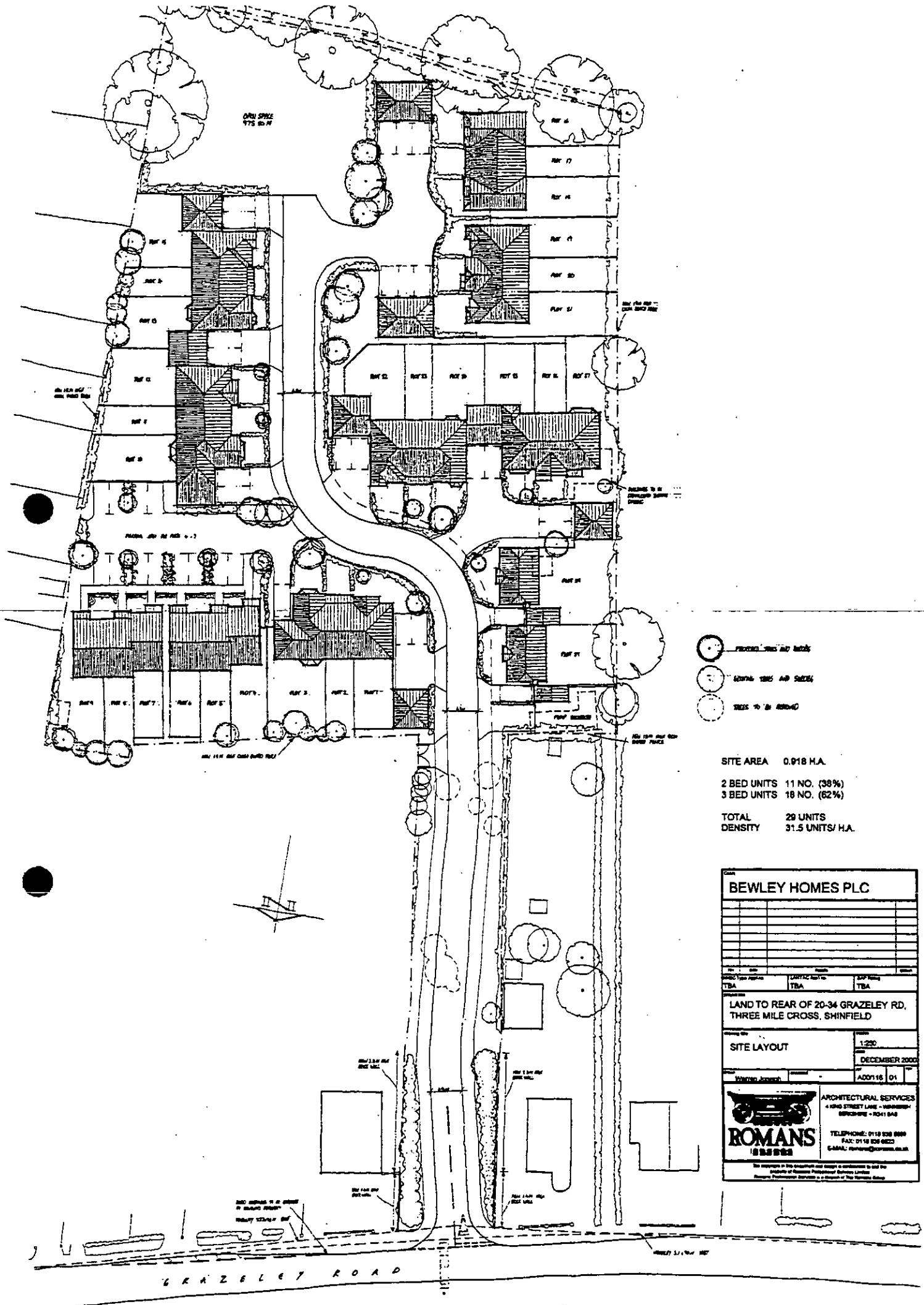
Development Control Section, Environmental Services, Wokingham District Council.

11 April 2001

N W E S

Scale: 1 : 2500



SITE AREA 0.918 H.A.

2 BED UNITS 11 NO. (38%)
3 BED UNITS 18 NO. (62%)

TOTAL 29 UNITS
DENSITY 31.5 UNITS/ H.A.

BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

SITE LAYOUT

1:200

DECEMBER 2000

A001/15 01

ROMANS

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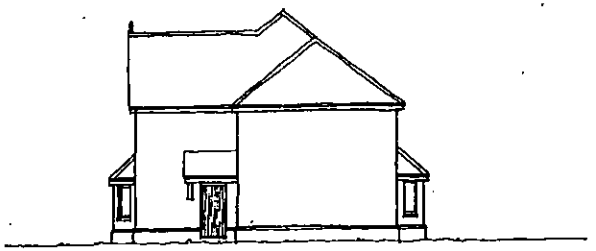
3321

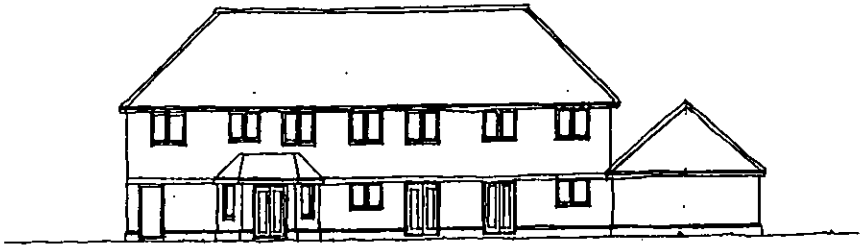
3098



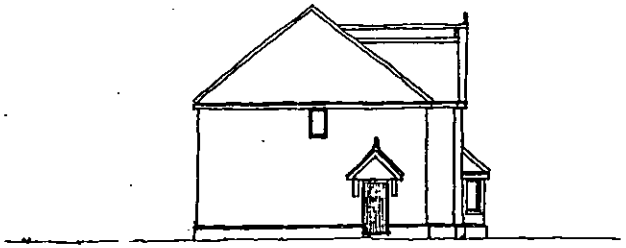
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

3521

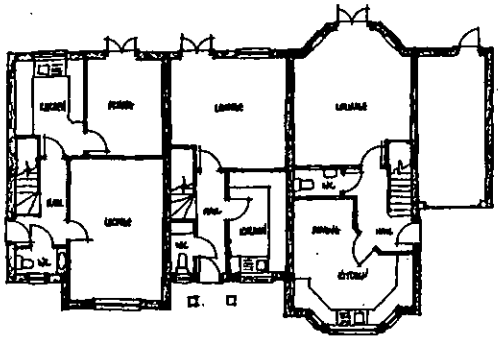
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

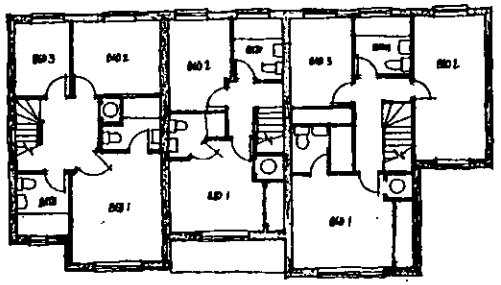
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 1,2 & 3
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A00/116 02

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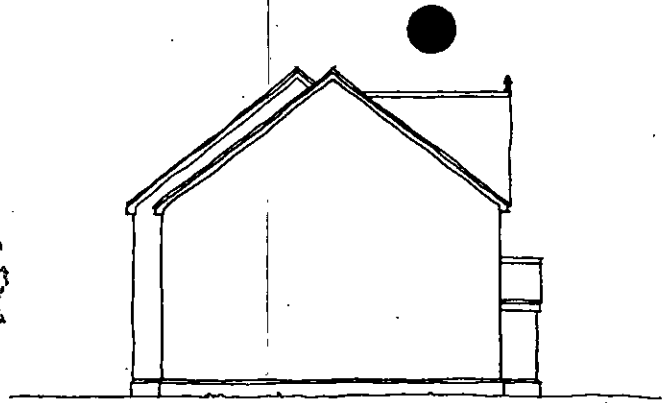
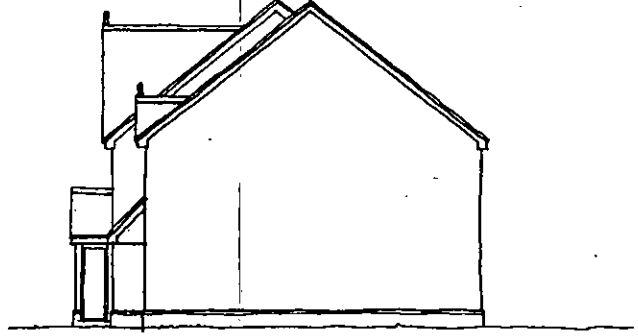
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



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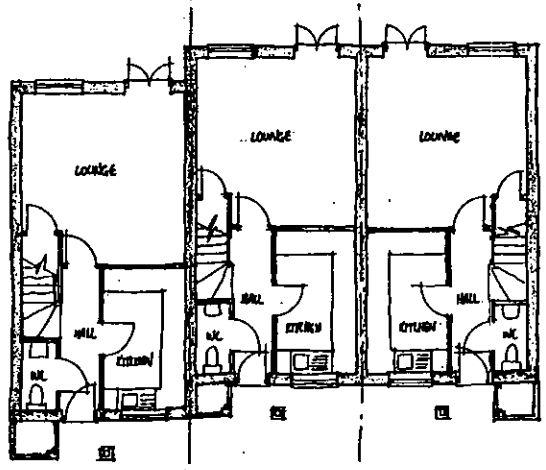
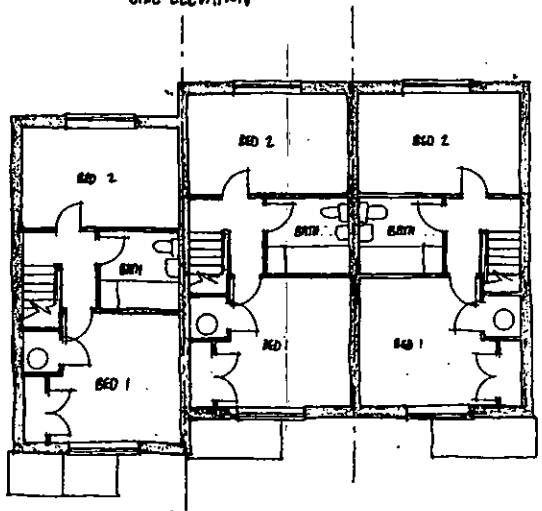


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
AFFORDABLE HOUSING
PLOTS 4, 5, 6, 7, 8 & 9
PLANS & ELEVATIONS

scales 1:100

date DECEMBER 2000

drawn Warren Joseph | checked | ref A00/116 | 03 | rev

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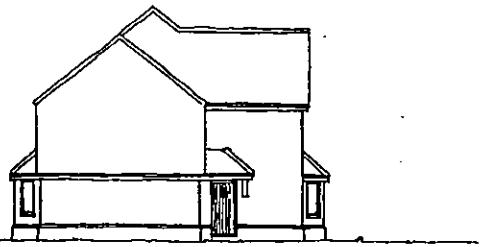
3100

11/12/2001 • 3571



FRONT ELEVATION



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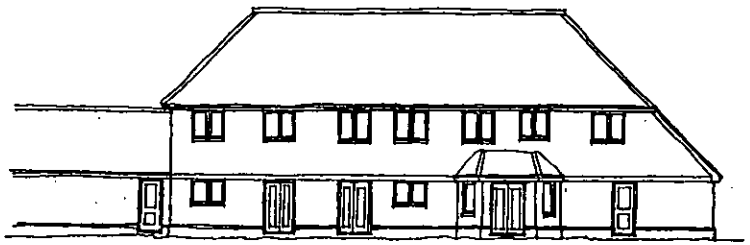

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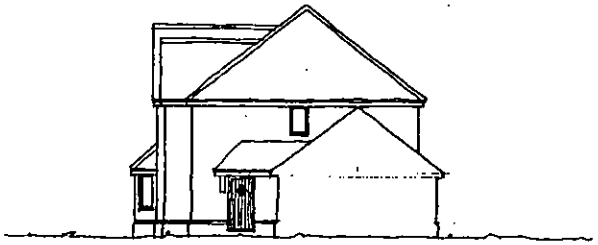


SIDE ELEVATION

3101

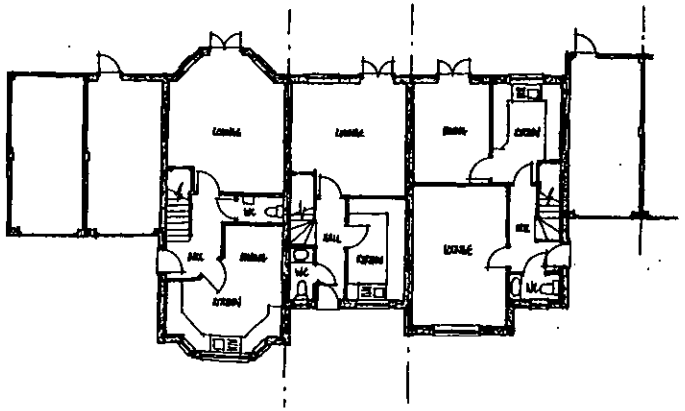
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

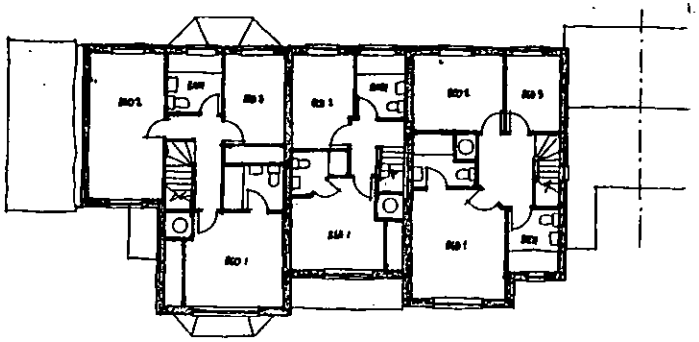
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BEWLEY HOMES PLC

A	18-01-01	PLAN & FRONT ELEVATION AMENDED	MT
rev	date	details	drawn

LPA/BD Type Appl no.	CAPITAL Appl no.	EXP Ref/Reg
TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 10, 11 & 12
PLANS & ELEVATIONS

scale: 1:100
date: DECEMBER 2000

drawn: Warren Joseph
checked:
job no: A00/118
dwg no: 04
rev: A

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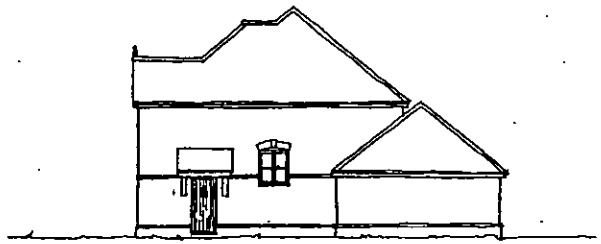
FRONT ELEVATION



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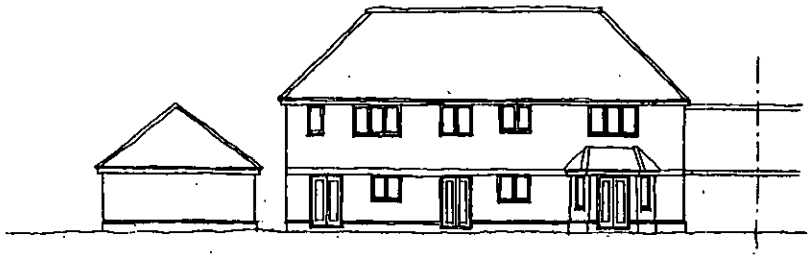

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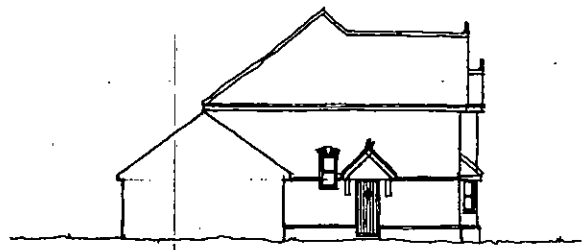


SIDE ELEVATION

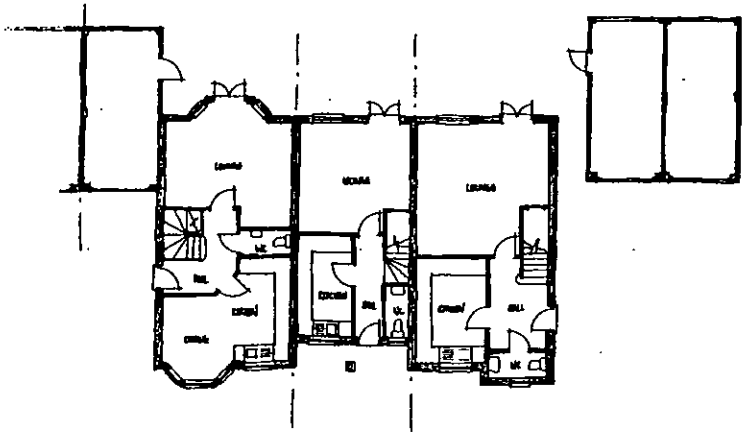
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

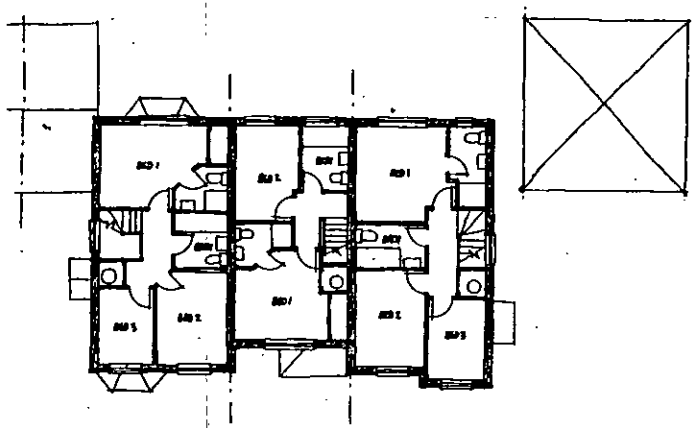
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 13, 14 & 15
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A001118 05

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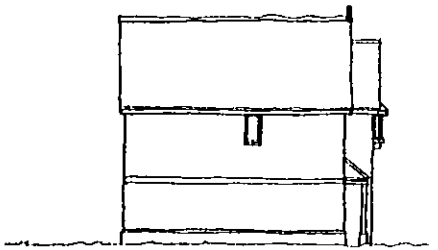
FRONT ELEVATION



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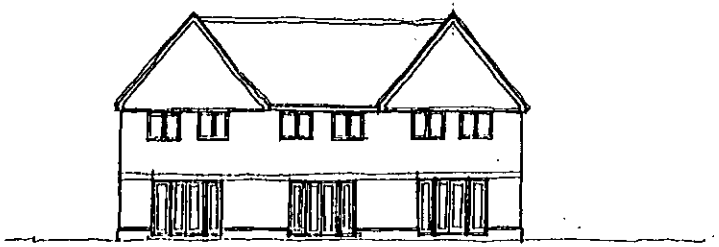

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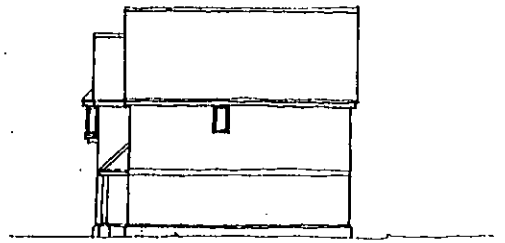
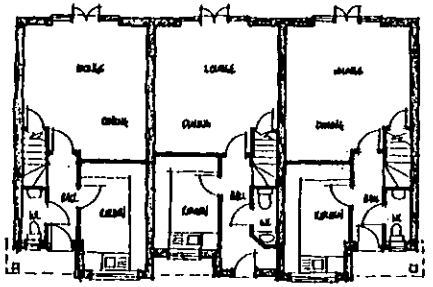
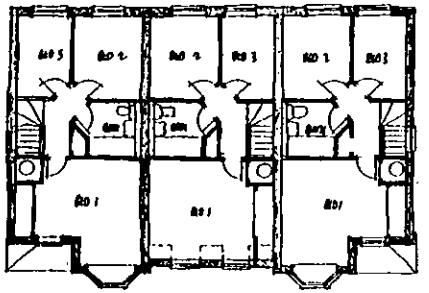


SIDE ELEVATION

3103



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 16, 17 & 18
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A00/115 | 08

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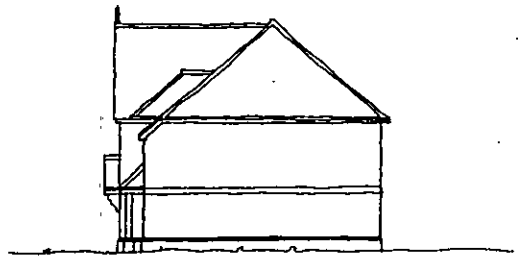
FRONT ELEVATION



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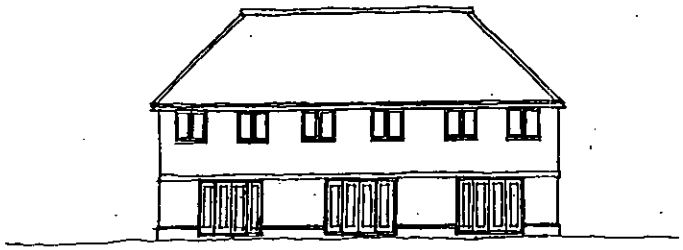

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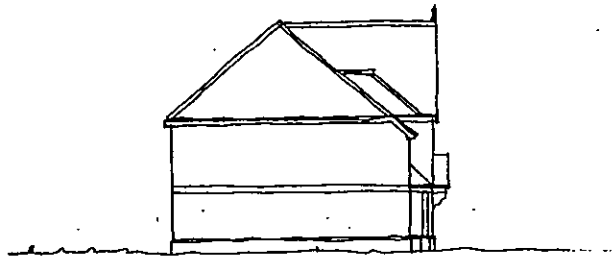


SIDE ELEVATION

3104

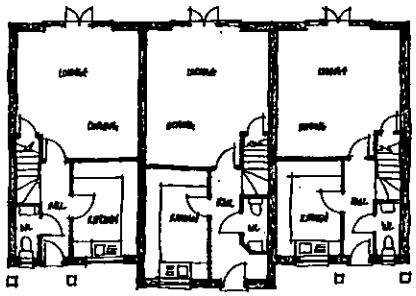
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

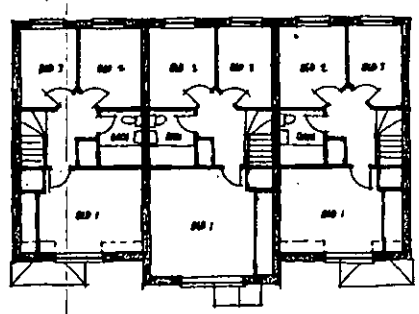
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client
BEWLEY HOMES PLC

rev	date	details	drawn

Architect Appointed	Landscape Appointed	SAP Rating
TBA	TBA	TBA

Project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

Drawing title
PLOTS 19, 20 & 21
PLANS & ELEVATIONS

Scale: 1:100
Date: DECEMBER 2000

Drawn: Warren Joseph
Checked:
Ref: A00/118 07 rev

ROMANS
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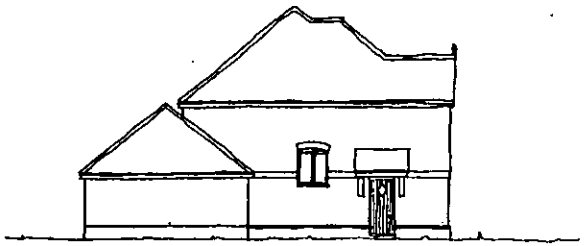
FRONT ELEVATION



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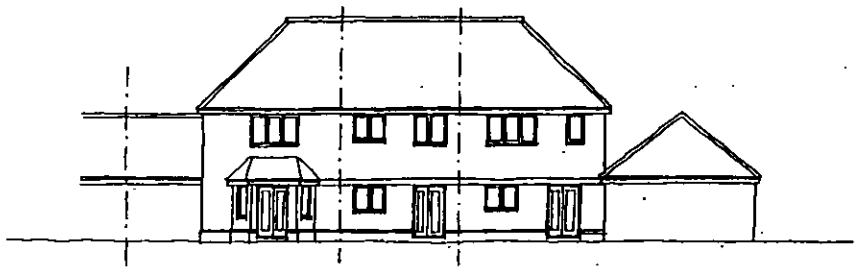

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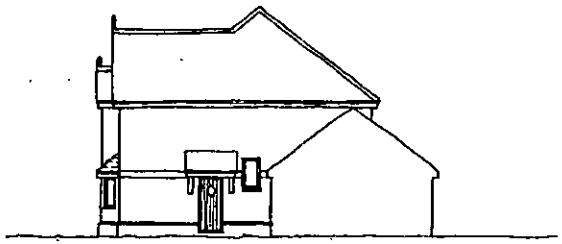

SIDE ELEVATION

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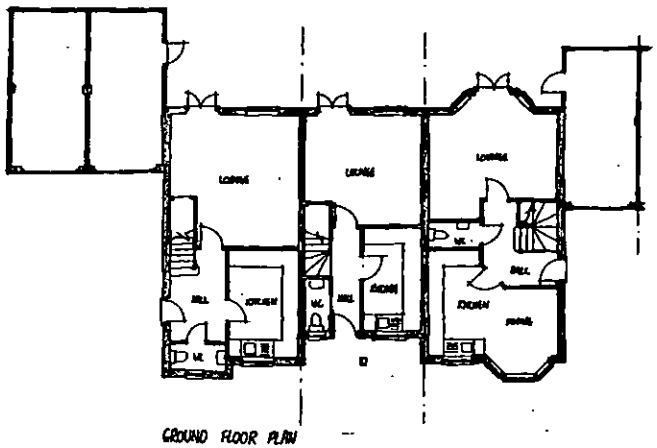
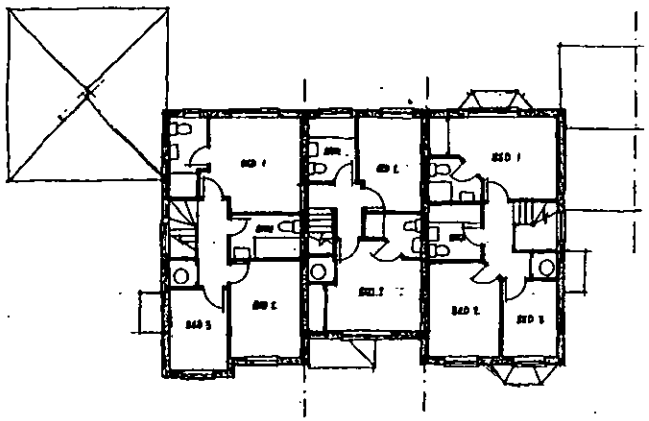


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

3321

Client
BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 22, 23 & 24
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A00118 08

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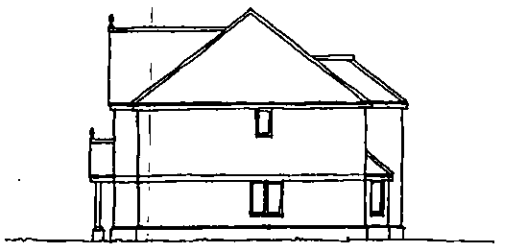
FRONT ELEVATION



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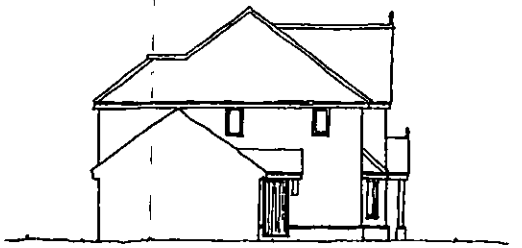
REAR ELEVATION



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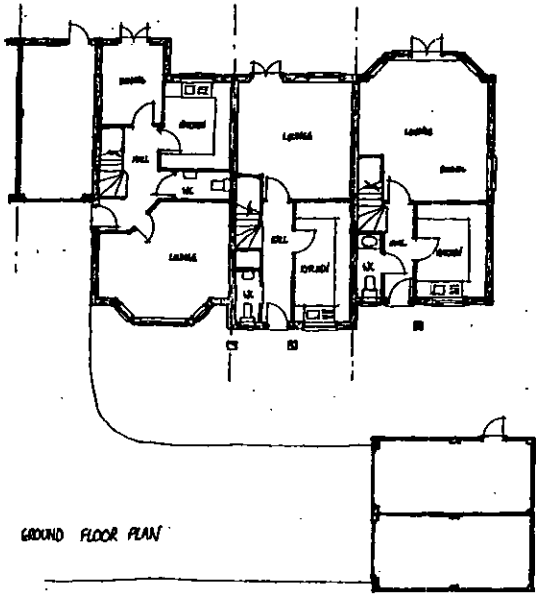

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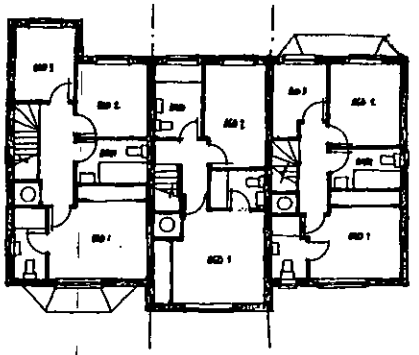

FIRST FLOOR PLAN

3106

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

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Rain Water goods to be round line UPVC finished black.

Client

BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 25, 26 & 27
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A00/116 | 09

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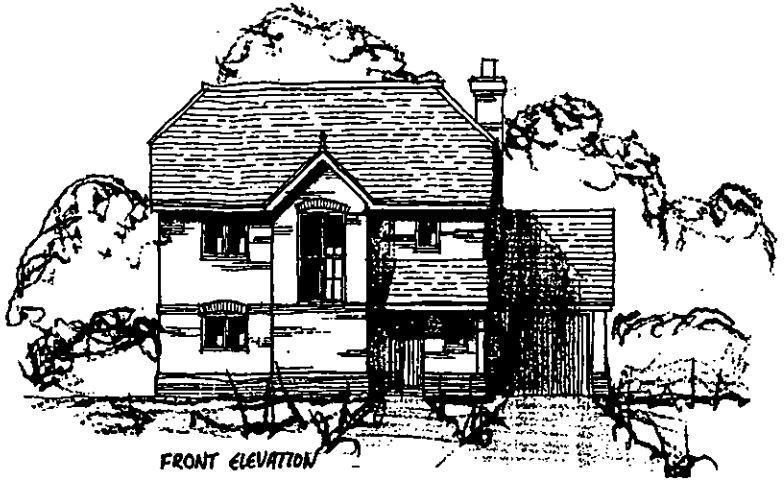

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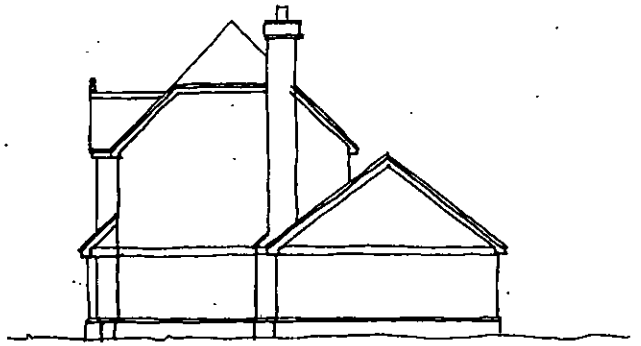
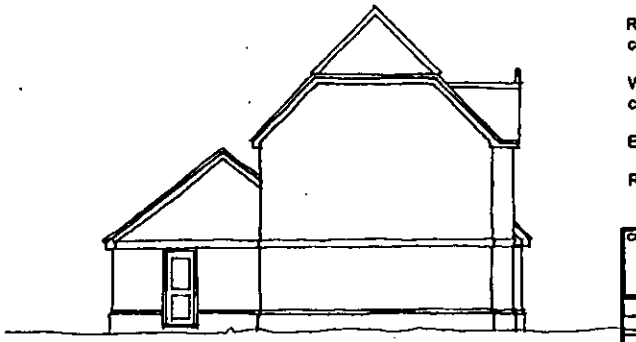


SIDE ELEVATION



REAR ELEVATION



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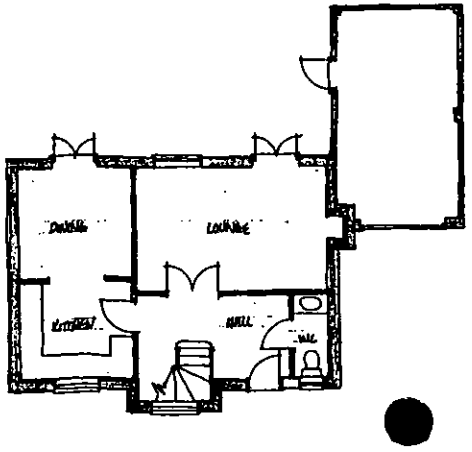

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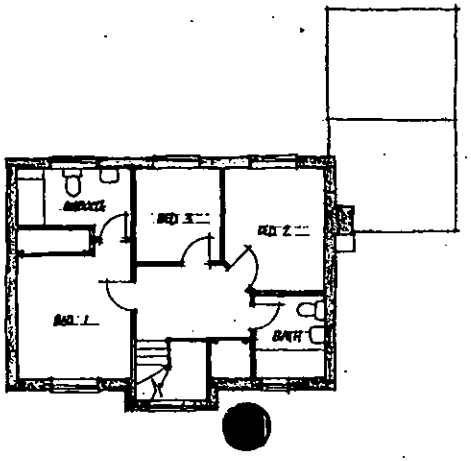

FIRST FLOOR PLAN

Materials

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Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 28 & 29
PLANS & ELEVATIONS

scales 1:100

date DECEMBER 2000

drawn Warren Joseph | checked | ref A00/116 | 10 | rev

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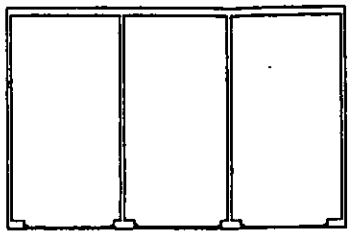
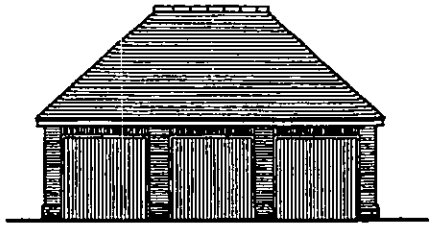


PLAN

GARAGES FOR PLOTS
16, 17, 18, 19, 20 & 21



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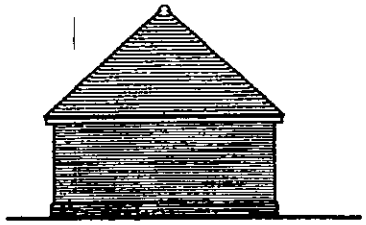

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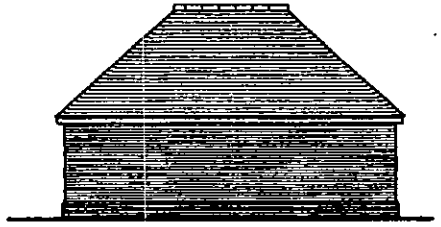

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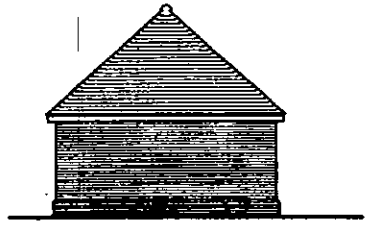

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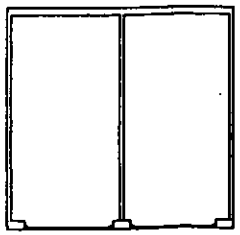
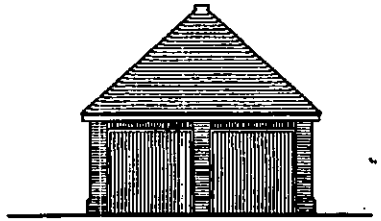


PLAN

GARAGES FOR PLOTS
1, 2, 14, 15, 26 & 27



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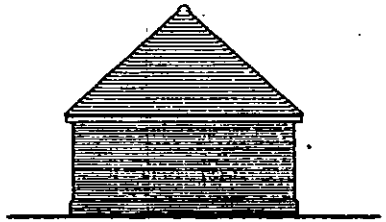

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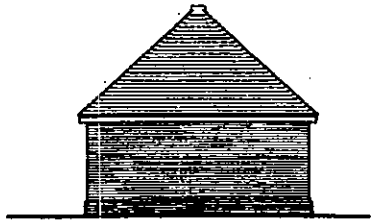

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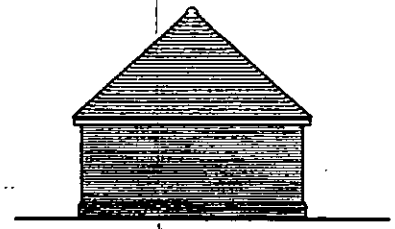

SIDE

Materials

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Client
BEWLEY HOMES PLC

rev	date	details	drawn

APHBC Type Appl no.	LANTAC Appl no.	EAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
GARAGES
PLANS AND ELEVATIONS

scales 1:100

date DECEMBER 2000

drawn Warren Joseph | checked | ref A00/116 | 11 | rev

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Application No. O/2001/3128 **Received 08.01.01** **Shinfield**

Applicant: **Westbury Homes**
Location : **102 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Outline application for the erection of 40 dwellings**

1. **Planning History** – This 1.16 ha. site is currently used as a skip hire/recycling and scaffolding depot. There are some existing buildings and structures on the site, including a 2-storey ancillary office building with storage behind. The site slopes downwards from north to south and east to west. There are some trees and vegetation along the boundaries of the site, and earth banks within and adjacent to the north and east side boundaries of the site. To the east of the site the Linden Homes Phase 2 development for 44 dwellings (Woodcock Court) is currently under construction and nearing completion. A public bridleway (Woodcock Lane) joins the end of Grazeley Road.

2. **Proposal** – is in outline with only the means of access to be determined. The revised indicative plan shows the proposed Public Open Space (0.17 ha.) with play area relocated from the centre of the site to the south-west corner of it, and consequent rearrangement of the proposed dwellings.

3. **Consultations** -
   - ***Shinfield Parish Council :*** Whilst we consider residential development is preferable to the current commercial use, we have concerns about the increased generation of traffic additional to the existing residential sites on this already inadequate country lane, which joins the busy Basingstoke Road at an inadequate junction.
   - ***2 letters of objection :*** On grounds of additional traffic generation onto Grazeley Road and exacerbation of congestion, impact on long views from Grazeley, A33 and M4, proposed play area too small, wildlife, archaeology and disturbance from building works. Request restrictions on builders' working hours, traffic calming in Grazeley Road and control over location of any social housing.
   - ***1 letter of support :*** Prefers to current use which involves HGVs.
   - ***2 letters of no objection :*** Subject to retention of east side boundary trees, avoidance of 3 storey town houses along east side of site and garages along this side moved further away from this boundary.
   - ***1 letter of concerns :*** Asks that the proposed development does not overlook nor take light and that no building is actually on the boundary.
   - ***Ramblers Association :*** No comments to make.
   - ***Environment Agency :*** No objection subject to conditions.
   - ***Consultant Archaeologist :*** No objection subject to a condition.
   - ***Environmental Health Officer :*** No objection subject to conditions covering noise protection for proposed dwellings, contaminated land assessment and remediation and hours of construction.
   - ***Crime Prevention Design Adviser :*** No objection to the principle of residential development for this site. The outline as indicated gives good natural surveillance over public movement areas and all dwellings have secure, private rear gardens. Although it is appreciated that the drawing is

Application No. F/2001/3321 **Received 07.02.01** **Shinfield**

Applicant: **Bewley Homes**
Location : **Land to rear of 20-34 Grazeley Road, Three Mile Cross, Shinfield**
Proposal : **Erection of 29 Dwellings and Demolition of No. 32 Grazeley Road**

1. **Planning History** - This 0.918 ha. site is an undeveloped field to the rear of properties on the south side of Grazeley Road and east side of Basingstoke Road. The land slopes downwards to the north and slightly downwards to the east.

   On 10th May 1999 permission was granted for the demolition of No. 34 Grazeley Road and erection of 16 houses on the site, subject to a legal agreement for 3 of the houses to be social housing and transfer and maintenance of the proposed public open space.

   Then at the Committee on 23rd September 1998, the Development Control Sub-Committee resolved to grant permission to a broadly similar alternative application no. 98/68012/F which included a pumping station. However, the decision notice was not issued as the legal agreement was not completed.

2. **Proposal** - Is to demolish No. 34 Grazeley Road and erect 29 houses with associated garages, estate road, open space and pumping station. The proposal is for 11 x 2 bedroom and 18 x 3 bedroom units.

3. **Consultations** -

- ***Shinfield Parish Council :*** "We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents. We are also concerned about the increased generation of traffic onto Grazeley Road and its inadequate junction with the Basingstoke Road, the latter of which at times is heavily congested. We request information on any planning obligations and conditions in respect of Section 106 agreement and in respect of any planning obligations the parish council would like the district or parish to be granted ownership of the designated open space to prevent development of the backlands."
- ***8 Letters of objection received :*** On the following grounds:
  - Additional traffic will exacerbate existing congestion and safety problems.
  - Land liable to flood. Adequate drainage needs to be proposed to prevent run-off into adjacent properties. Should approve details of drainage before granting planning permission.
  - Loss of countryside.
  - Density increase, overcrowding and out of character with adjacent properties in Basingstoke Road and Grazeley Road.
  - Loss of privacy due to overlooking.
  - Increased pressure on services.
  - Pumping station could cause noise and smell to existing residents.
  - Proposed pavement projection in front of No. 34 Grazeley Road would cause traffic to wait in front of their property and prevent visitors from parking.

- Would prefer Public open Space to be in north-east corner.

- ***1 letter of request from adjacent land owner :*** For adequate drainage provision and 6 ft. fence and single strand of barbed wire along the southern boundary of the site.
- ***Environment Agency :*** No objection subject to conditions.
- ***Crime Prevention Design Advisor :*** No objection in principle and there would be natural surveillance to the frontage parking areas. However, is concerned about the deep rear access alleys. If these are felt to be essential, they must be securely gated at the front building line, with locks accessible only to bona fide residents.
- ***Council's Consultant Archaeologist :*** Recommends a condition requiring an archaeological watching brief.
- ***Environmental Health Officer :*** recommends conditions covering hours of construction and detailed scheme for protection of proposed and existing dwellings and gardens from any noise from the pumping station.
- ***Highway Officer :*** No objection subject to conditions and contribution as proposed.
- ***Tree Officer :*** One of the trees shown as being retained adjacent to the south east boundary of plot 16 is a stump (the applicants based their layout on an old survey drawing) and is therefore not a constraint on the proposals. The other tree adjacent to the south west boundary of plot 16 has extensive decay in its buttress roots and needs to be felled. In view of this there are no tree constraints on the proposal.

4. **Appraisal** - Main issues are:

A. Principle of residential development, including density and housing mix (Berkshire Structure Plan Policies H2 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan Policies WH1, WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties (Loddon Area Local Plan Policy LBE2; Wokingham District Local Plan Policy WBE1).

D. Traffic, access and parking (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan Policies WT6 and WT7; PPG13).

E. Other detailed issues: Archaeology (Berkshire Structure Plan Policy EN6; Loddon Area Local Plan Policies LBE21 and LBE22; Wokingham District Local Plan Policies WHE15 and WHE16B; PPG16); Public Open Space (Berkshire Structure Plan Policy R5, Loddon Area Local Plan Policy LR2, Wokingham District Local Plan Policy WR7); and drainage.

F. Services and Infrastructure (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan Policy WOS4).

G. Concerns of the Parish Councils and local residents.

A. Principle of proposal

The site is a greenfield. However, it is part of site SH03 which is allocated for housing development in the Wokingham District Local Plan, and there is an extant permission for residential development at the site. It is therefore considered that the advice in PPG3 which gives preference to the development of previously-developed land over greenfield land does not override the above considerations.

As 29 dwellings are proposed on 0.918 ha. of land the density would be 31.6 dwellings per hectare. This would accord with the minimum density of 30 dwellings per hectare in PPG3.

The proposed housing mix is as follows:

No. of bedrooms	No. of dwellings	Percentage	Percentage required by Policy WH6
2	11	38%	At least 45%
3	18	62%	25%
4+	nil	nil	Not more than 30%
TOTAL	29	100%	

As the proposed mix is for slightly fewer 2 bedroom dwellings but the rest 3 bedroom dwellings, it would be satisfactory under Policy WH6.

B. Effect on character and appearance of the area

As the existing trees along the south (countryside boundary of the site) would be retained it is considered that the effect on the adjacent countryside would be acceptable. Whilst the proposed density would be greater than that of the adjacent properties in Basingstoke Road and Grazeley Road, it accords with PPG3 and would be similar to the 29.3 dwellings per hectare approved for the Linden Homes Phase 2 development to the rear of 72-90 Grazeley Road. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on neighbouring residents

The rear elevations of the proposed houses on Plots 1-9 would be at least 60m from the rear elevations of the existing adjacent dwellings in Grazeley Road and those of the proposed houses on Plots 10-15 would be at least 58m from the rear elevation of the existing adjacent dwellings in Basingstoke Road. Therefore, although the new houses would be on higher land, particularly from Grazeley Road, the distances between are considered sufficient to prevent unacceptable overlooking. The effect on the existing adjacent residential property is therefore considered acceptable.

D. Traffic, access and parking

The proposed access details are also considered satisfactory and the layout shows sufficient parking to comply with standards. A contribution towards sustainable transport measures, particularly the proposed Mereoak Park and Ride, is proposed. The proposal is therefore considered acceptable in relation to traffic, access and parking.

E. Other detailed issues
Archaeology : In accordance with the recommendation of the Council's Consultant Archaeologist, a condition should be attached requiring an archaeological investigation.
Public Open Space : 0.0975 ha. of public open space is proposed, but this is a significant shortfall from the Council's adopted standard and no play area is proposed. £50,000 in lieu of on-site public open space and play provision towards off-site play and open space improvements in the local area is proposed and this is considered acceptable. (Policy WR7 in principle allows for a shortfall of on-site provision to be off-set by contributions towards off-site provision. A play area will be provided on the Phase 2 Linden Homes development further along the rear of Grazeley Road).
Drainage : A pumping station in connection with foul sewerage is proposed.

F. Services and Infrastructure
The following contributions have been offered:

- 20% of dwelling units to be social houses.
- £42,027 towards capital funding for Lambs Lane Primary School.
- £29,900 towards sustainable transport measures, particularly the Mereoak Park and Ride.
- £35,000 towards off-site recreation and open space improvements in the local area.

The above provisions and contributions are considered acceptable.

G. Concerns of the Parish Council and local residents
These have been noted and addressed above and/or in conditions below. It is considered that the proposed Public Open Space is most suitably located at the south end of the site as it would be next to the countryside edge and large trees. Barbed wire along the rear fencing could be a safety hazard.

5. **Conclusion** - The principle of residential development on the site is considered acceptable and the proposed density would accord with PPG3. It is considered that the proposed layout would have acceptable effects on the surrounding countryside and neighbouring properties. It is also considered that satisfactory provision of/contributions towards social housing, alternative transport, education and recreation are proposed. The proposal is therefore considered acceptable.

6. **Recommendation** - GRANT planning permission subject to completion of a Section 106 Agreement to secure affordable housing and financial contributions, as set out in paragraph 4 (F) above and to the following conditions:

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

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

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

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

6. 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.

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

8. 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.

9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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 (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

13. 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.

14. 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.

15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

16. 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.

17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

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

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. 5.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9. 11. 19.
In the interests of highway safety and convenience.

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

12. 13.
In the interests of visual amenity.

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

15. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

17. To protect the adjoining occupiers and area generally from noise and disturbance.

18. In order to ensure a satisfactory form of development.

Informatives:

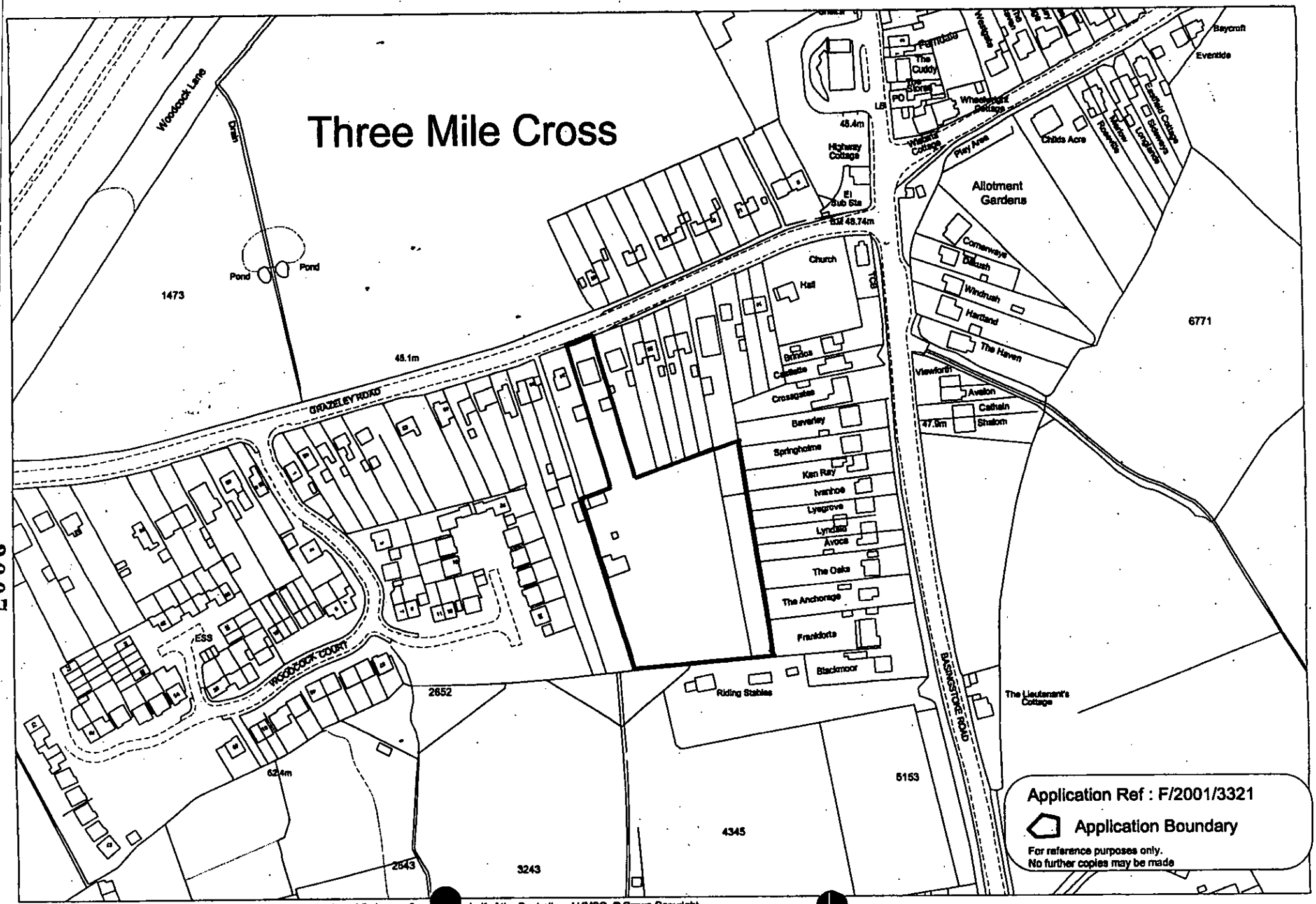
1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

2. The applicant is advised that, in the interests of security, gates to the rear alleys between Plots 6 and 7 and between Plot 22 and the triple garage block to the rear should be installed at the front building line with locks only accessible to the occupants of the dwellings to which these alleys give rear access.

3. 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 Policies H2, H9, EN1, LD5, LD6 and R5
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7

Angela Odell



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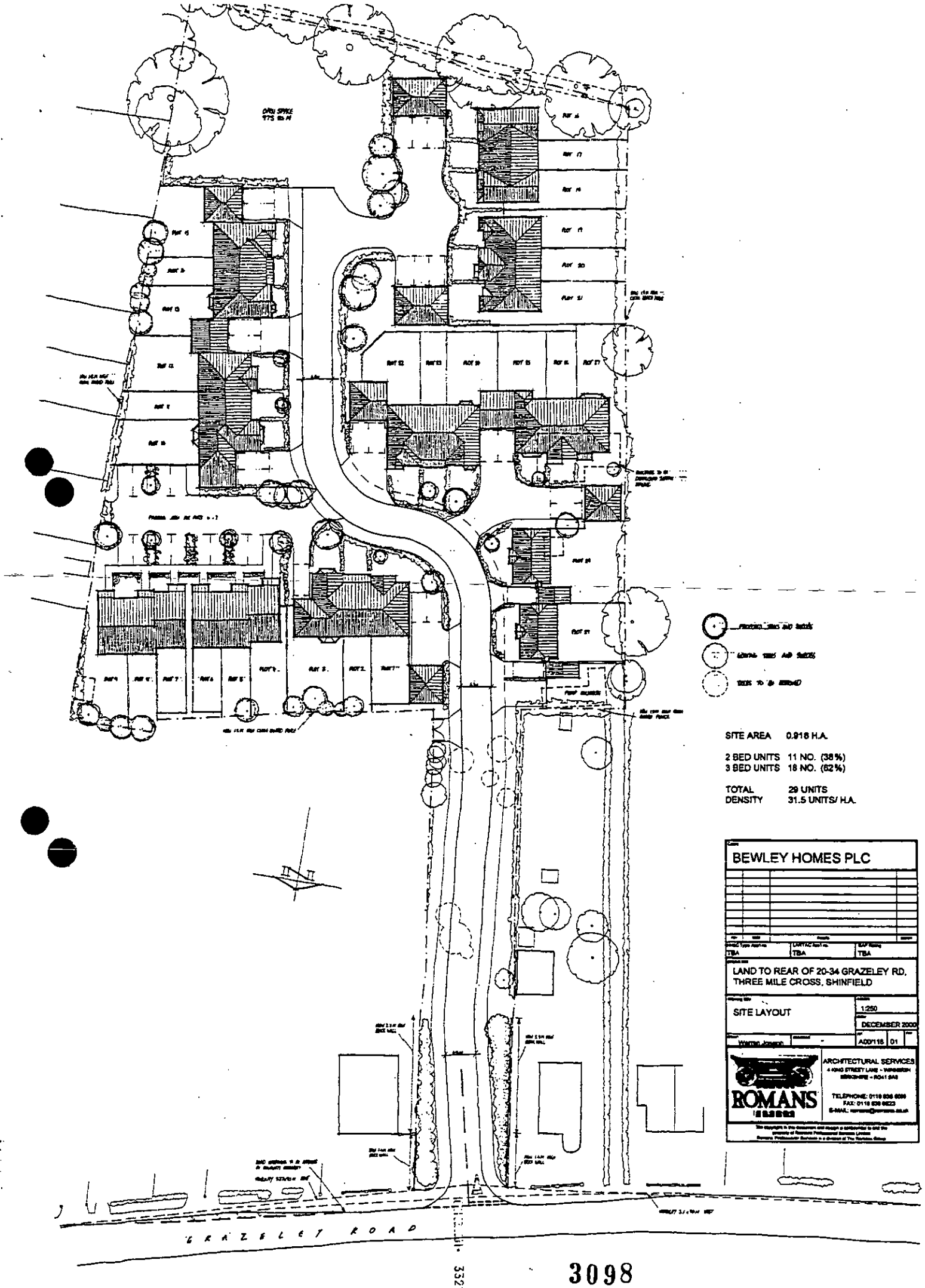
Development Control Section, Environmental Services, Wokingham District Council.

11 April 2001

Scale: 1 : 2500

3097



SITE AREA 0.918 H.A.

2 BED UNITS 11 NO. (38%)
3 BED UNITS 18 NO. (62%)

TOTAL 29 UNITS
DENSITY 31.5 UNITS/ H.A.

BEWLEY HOMES PLC

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

SITE LAYOUT

1:250

DECEMBER 2000

A001/15 01

ROMANS

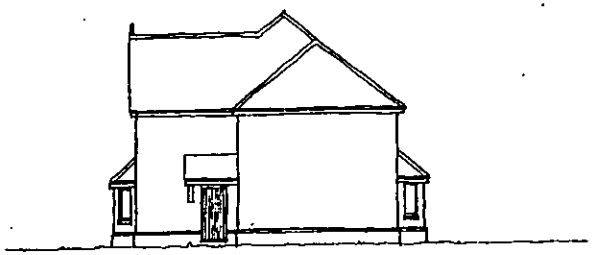
ARCHITECTURAL SERVICES

3321

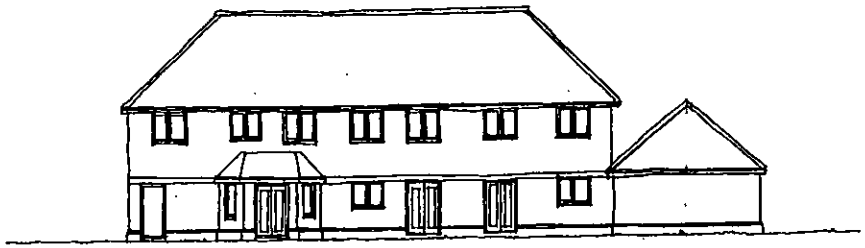
3098



FRONT ELEVATION



SIDE ELEVATION



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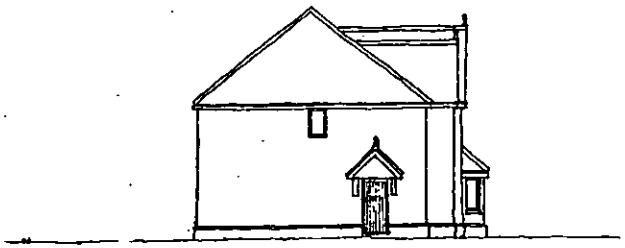


SIDE ELEVATION

3521

3099

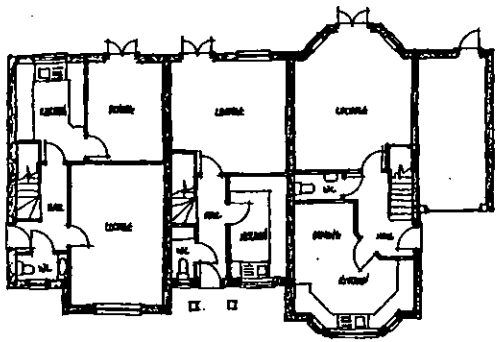
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

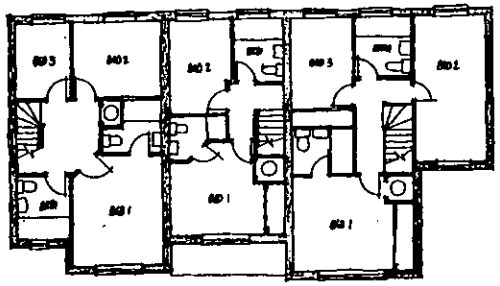
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Client
BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 1,2 & 3
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A001 16 02

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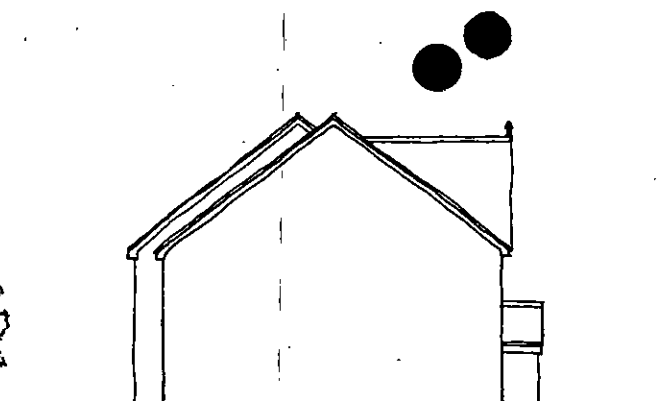
FRONT ELEVATION



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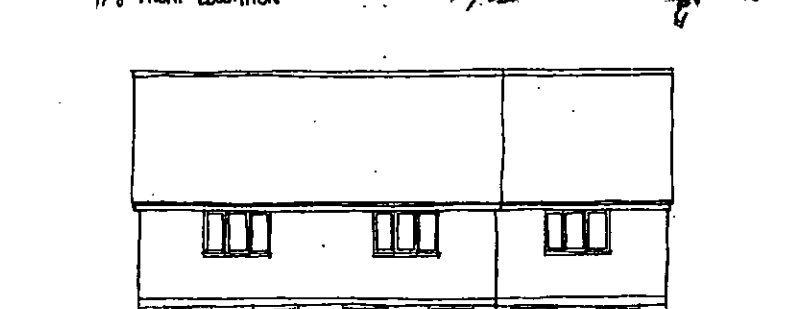

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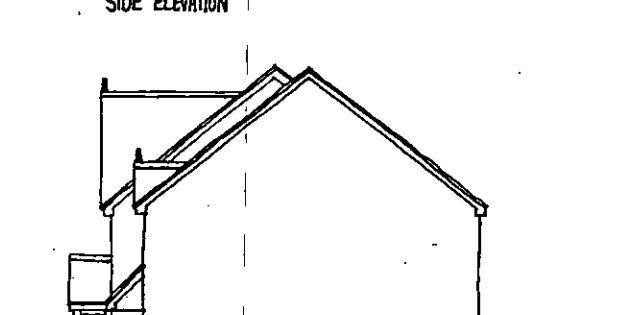

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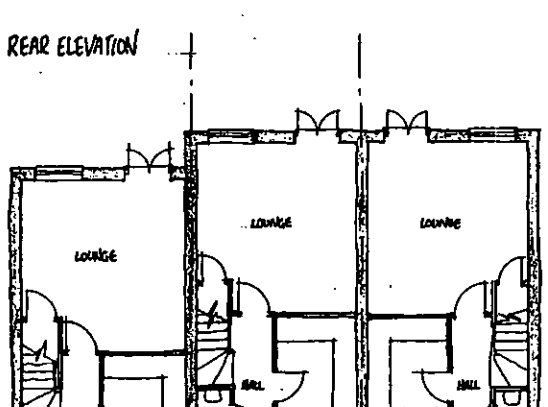
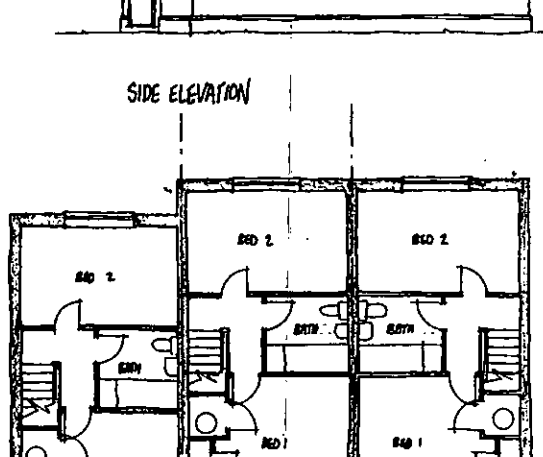


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

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Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type Appl no.	LANTAC Appl no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
AFFORDABLE HOUSING
PLOTS 4, 5, 6, 7, 8 & 9
PLANS & ELEVATIONS

scales: 1:100

date: DECEMBER 2000

drawn: Warren Joseph | checked | ref: A00/116 | 03 | rev

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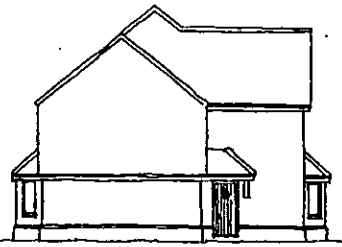
3100

U/rcd/2001* 5321



FRONT ELEVATION



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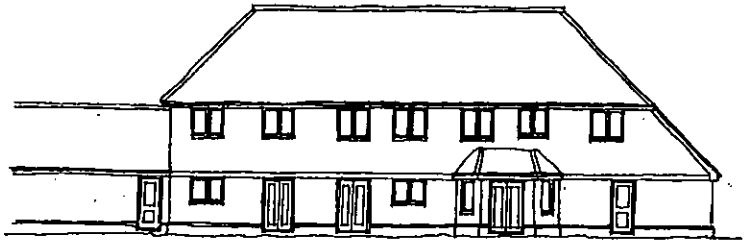

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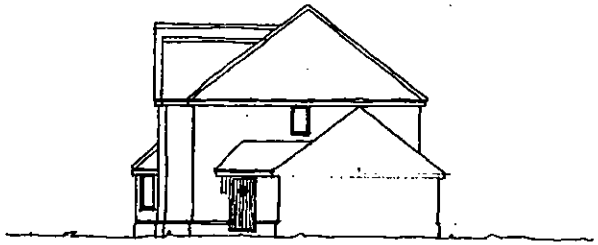

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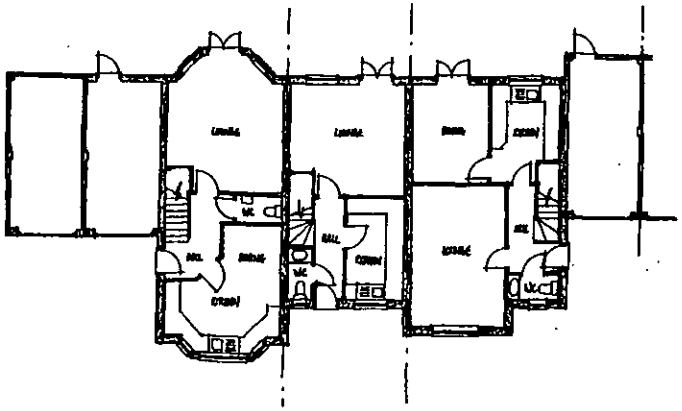
3101



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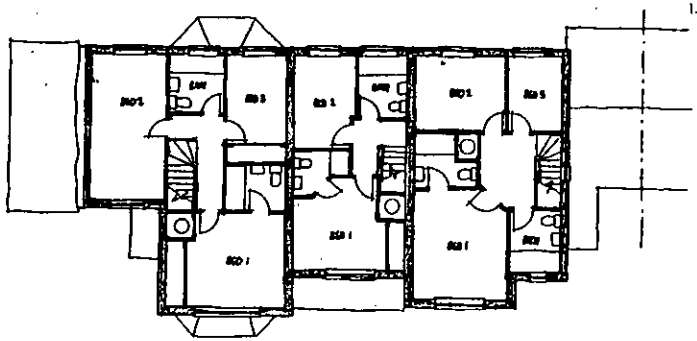

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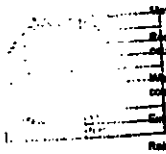

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client: BEWLEY HOMES PLC

Rev	Date	Details	Drawn
A	23-01-01	Plot 9 - roof lights moved	MT

BREEC Type Appl no.	LA/PAC Appl no.	BCP Building
TBA	TBA	TBA

Project: LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

Drawing title: PLOTS 10, 11 & 12 PLANS & ELEVATIONS

Scale: 1:100

Date: DECEMBER 2000

Drawn: Warren Joseph | Checked:

Job: A00/116 | 04 | Rev: A

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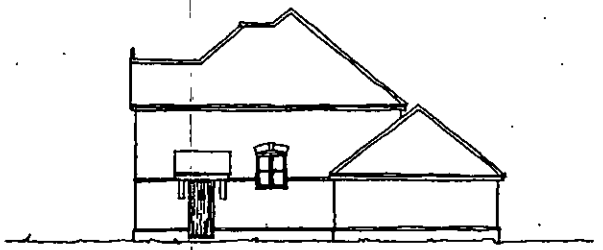
FRONT ELEVATION



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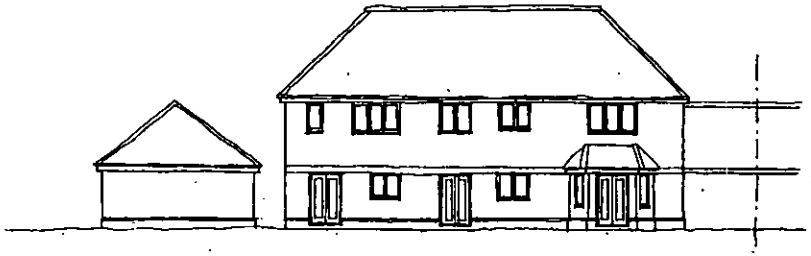

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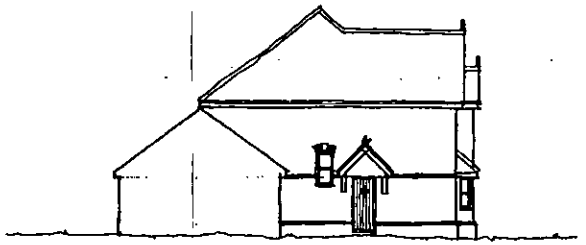

SIDE ELEVATION

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

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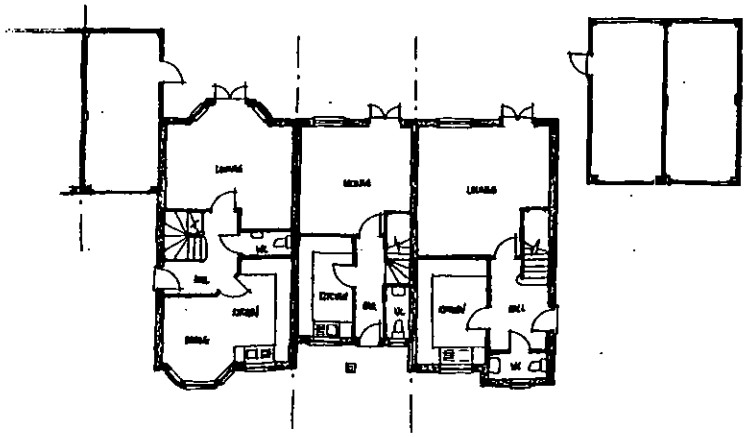
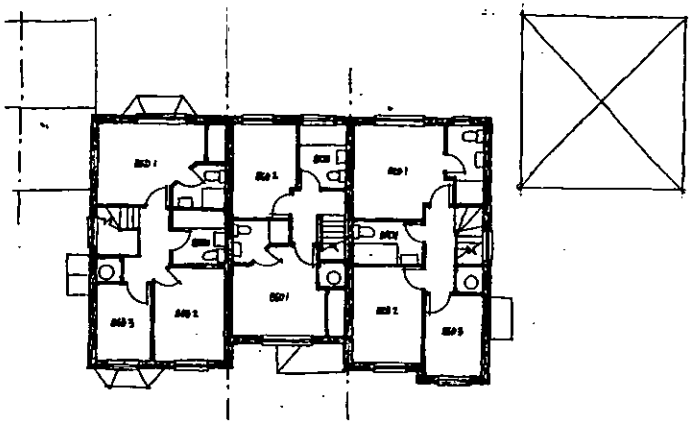


GROUND FLOOR PLAN



FIRST FLOOR PLAN

BEWLEY HOMES PLC

LA&C Town Appl no. TBA	DNTAE Appl no. TBA	BP Ref no. TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 13, 14 & 15
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A007/116 05

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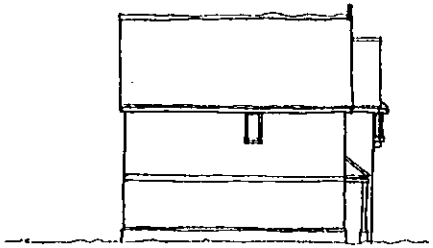
FRONT ELEVATION



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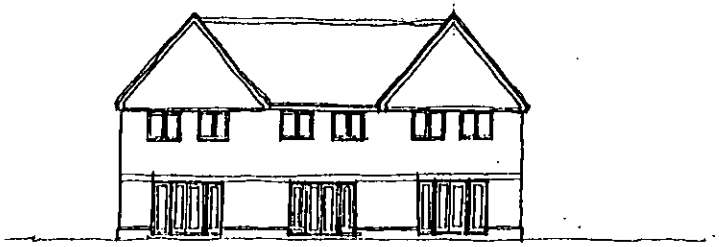

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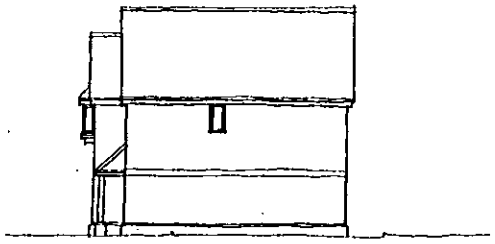
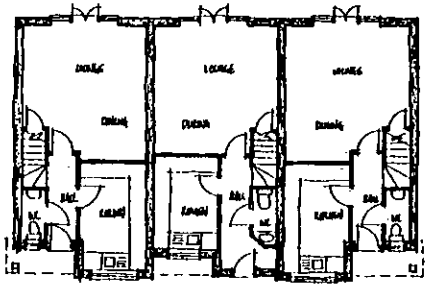
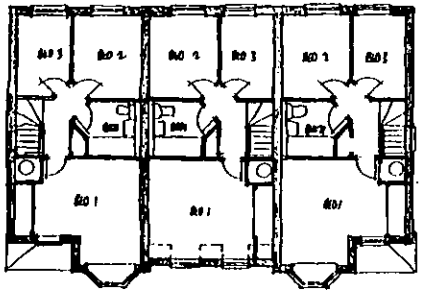


SIDE ELEVATION

3103



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

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Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 16, 17 & 18
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A00/116 08

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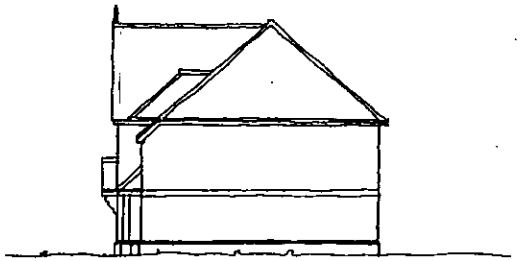
FRONT ELEVATION



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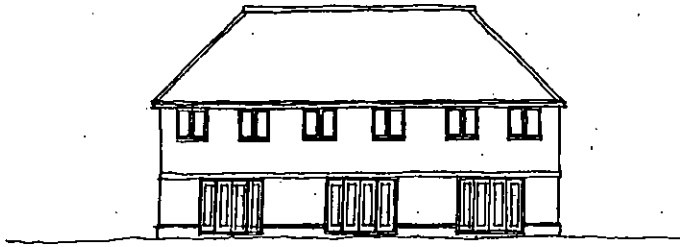

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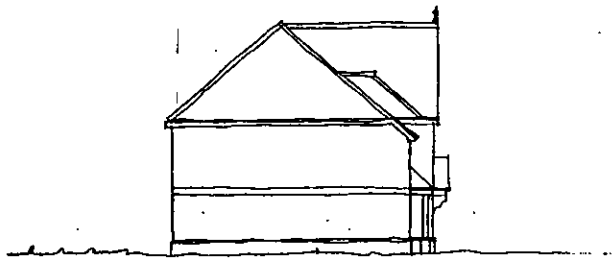

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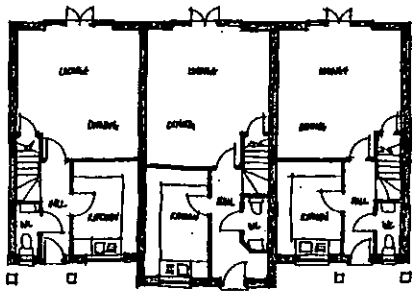
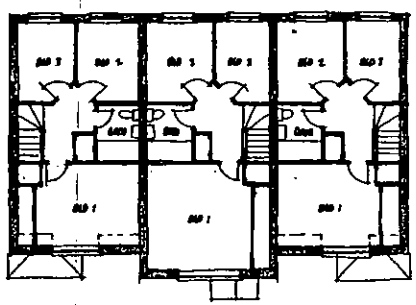
3104



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

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Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client

BEWLEY. HOMES PLC

ARC Type Approval	DARAC Approval	SAP Rating
TBA	TBA	TBA

Project title

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

Drawing title

PLOTS 19, 20 & 21
PLANS & ELEVATIONS

Scale: 1:100

Date: DECEMBER 2000

Drawn: Warren Joseph

Checked:

Ref: A00/116 07

Rev:

ROMANS

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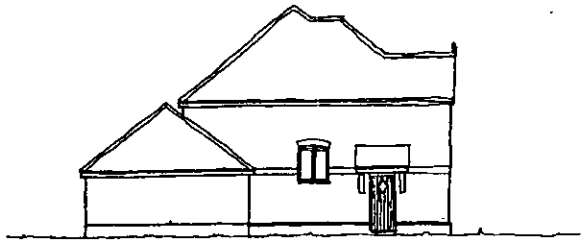
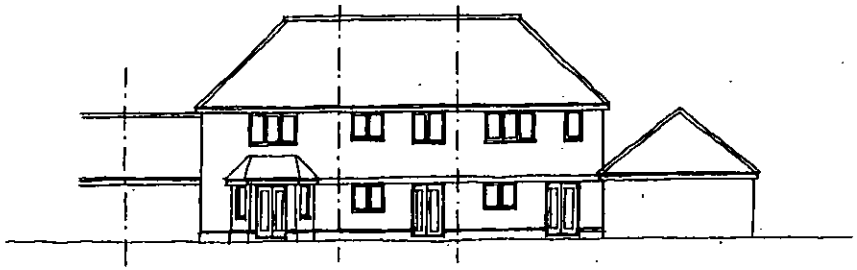
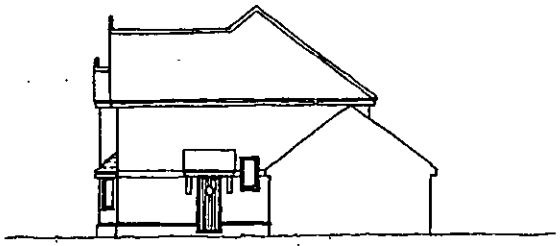
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

3105

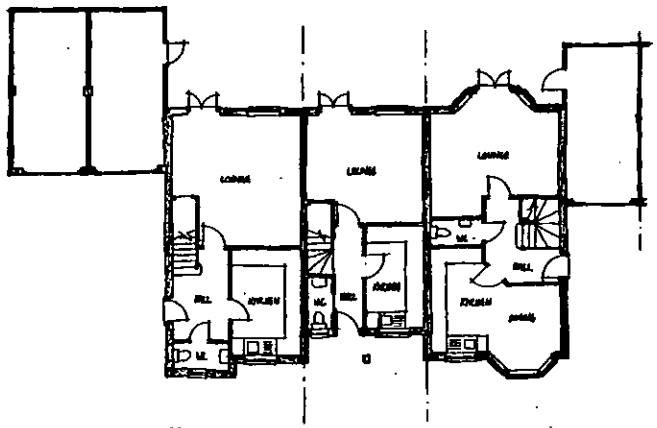
Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

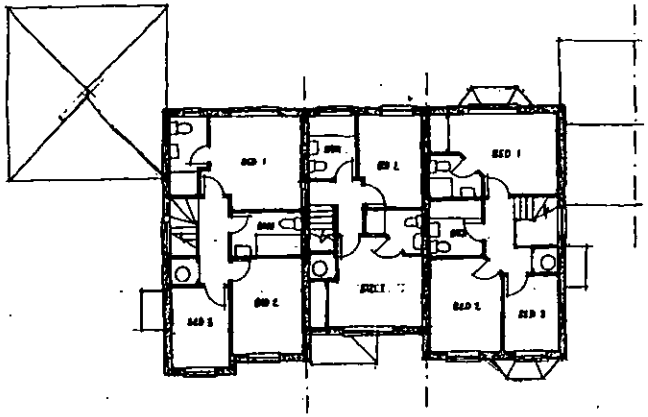
Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

CW/FB/3681 - 3521

BEWLEY HOMES PLC

TBA	TBA	TBA

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 22, 23 & 24
PLANS & ELEVATIONS

1:100

DECEMBER 2000

Warren Joseph

A001118 | 08

ROMANS

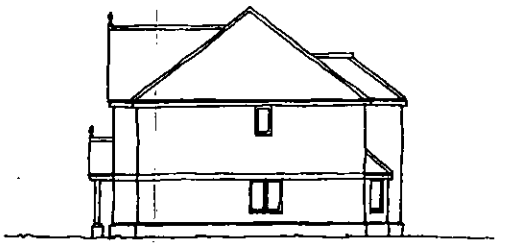
ARCHITECTURAL SERVICES

4 KING STREET LANE · WINNERSH
BERKSHIRE · RG41 5AS

TELEPHONE: 0118 936 0000
FAX: 0118 936 0023
E-MAIL: romans@romans.co.uk



FRONT ELEVATION



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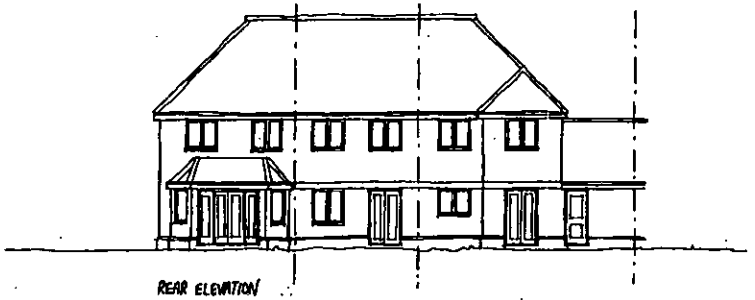
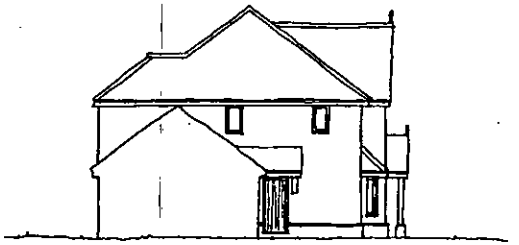


REAR ELEVATION



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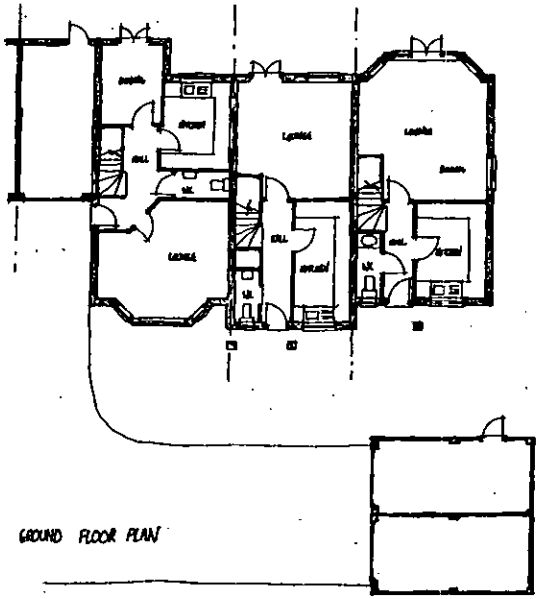
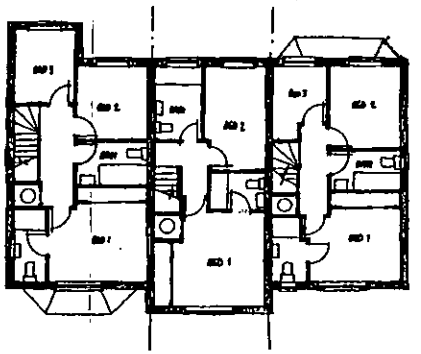


GROUND FLOOR PLAN



FIRST FLOOR PLAN

3106

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

TBA	TBA	TBA

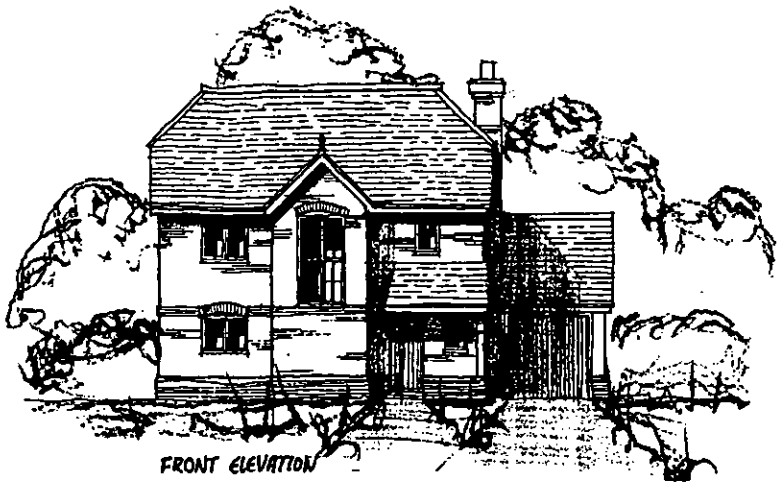
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

PLOTS 25, 26 & 27
PLANS & ELEVATIONS

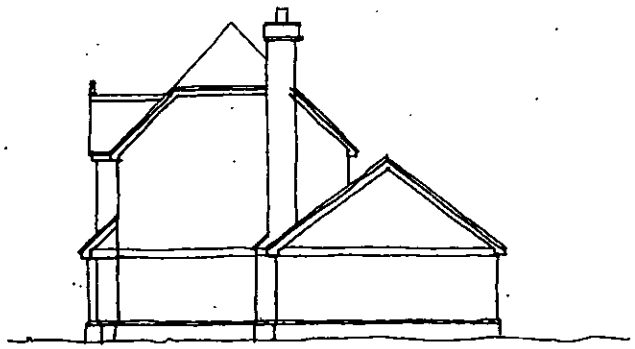
scale	1:100
date	DECEMBER 2000
drawing no	A00/116
rev	09

Drawn: Warren Joseph
checked:

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE - WINNERSH
WOKINGHAM - RG41 5AS
TELEPHONE: 0118 939 0999
FAX: 0118 939 0823
E-MAIL: romans@romans.co.uk



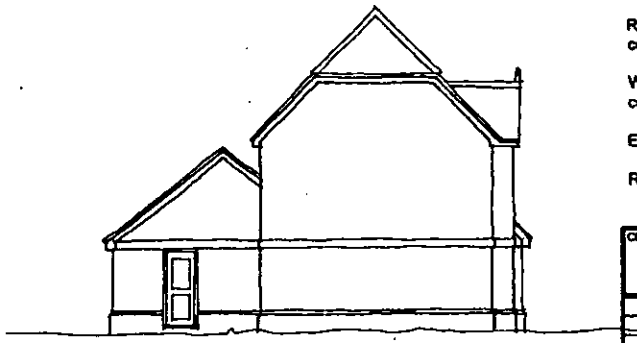
FRONT ELEVATION



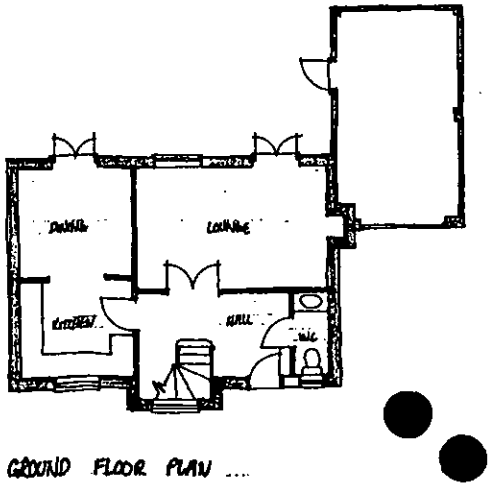
SIDE ELEVATION



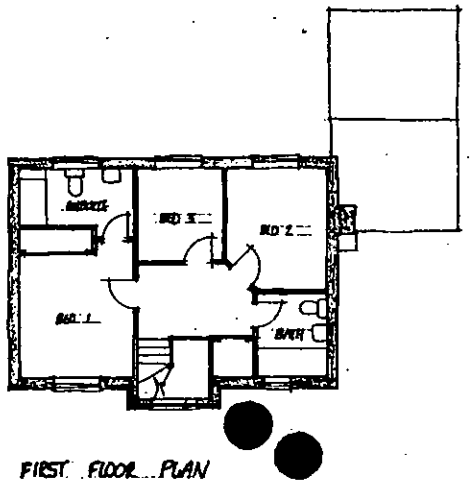
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Materials

Roof to be finished in plain tiles with matching feature club courses and ridge tiles. Colour and type to be agreed.

Walls to be face brickwork with contrasting plinth, dental course and arches. Colour and type to be agreed.

External Joinery to be softwood with stained finish.

Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

NHBC Type App'l no.	LANTAC App'l no.	SAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title
PLOTS 28 & 29
PLANS & ELEVATIONS

scales 1:100

date DECEMBER 2000

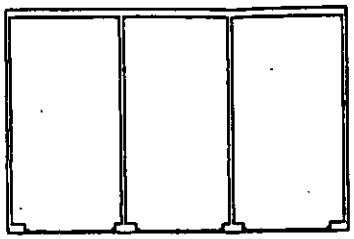
drawn Warren Joseph | checked | ref A00/116 | 10 | rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE ~ WINNERSH
BERKSHIRE ~ RG41 5AS
TELEPHONE: 0118 936 8699
FAX: 0118 936 6823
E-MAIL: romans@romans.co.uk

07 FEB 2001

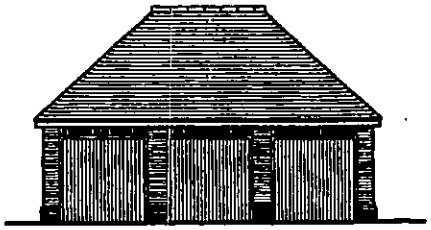
3107

3521



PLAN

GARAGES FOR PLOTS
16, 17, 18, 19, 20 & 21



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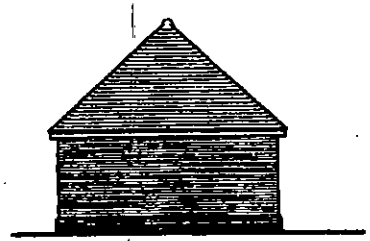

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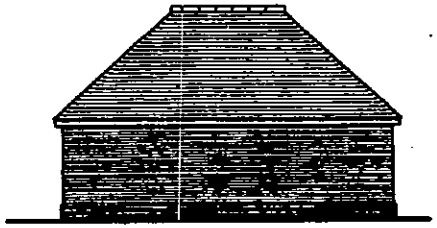

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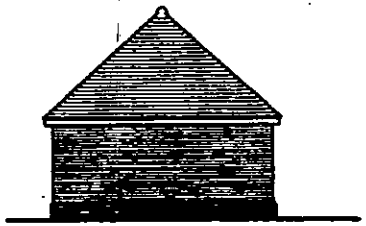
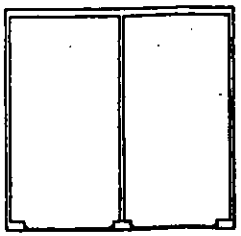


SIDE

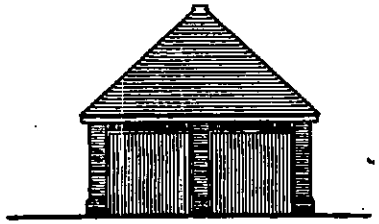
07 FEB 2001 3321

3108

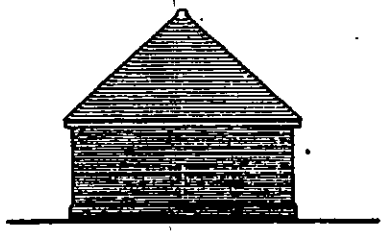


PLAN

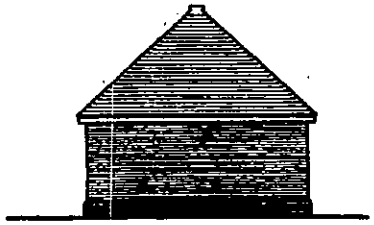
GARAGES FOR PLOTS
1, 2, 14, 15, 26 & 27



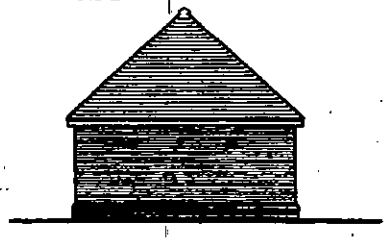
FRONT



SIDE



REAR



SIDE

Materials

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Rain Water goods to be round line UPVC finished black.

Client
BEWLEY HOMES PLC

rev	date	details	drawn

ARMAC Type Appl no.	LANTAC Appl no.	BAP Rating
TBA	TBA	TBA

project title
LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

drawing title	scales	
GARAGES PLANS AND ELEVATIONS	1:100	
	date: DECEMBER 2000	
drawn: Warren Joseph	checked	ref: A00/116 11 rev

ROMANS
ARCHITECTURAL SERVICES
4 KING STREET LANE - WINNERSH
BERKSHIRE - RG41 5AB
TELEPHONE: 0118 936 6699
FAX: 0118 936 6623
E-MAIL: romans@romans.co.uk

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Steve Auton, Highways

MY REF: F/2001/3321

YOUR REF: F/2001/3321

TO: Angela Odell, Planning
CC:

DATE: 28th March 2001

Highway Conditions for P.A. 3321

1. Not withstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire Design Guide (to include a standard turning head, widening on the bends, forward visibility across the bends and traffic calming features). R 125.

2 C 049 – Garage Parking. R 049.

3 C 128 – Pedestrian Visibility Splays. R 128.

4 C 129 – Construction Vehicles. R 129.

5 C 130 – Mud. R 130.

Steve Auton

(RING ONE)

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

App No. (Planaps) / F/2001/332 (Ludhouse) Date Rec. 2.04.01

Location: Land rear of 20-34 Grazeley Road, Three Mile Cross

Parish Shinfield

Applicant: Bewley Homes

Description of attached plans Showing plot 16 removed (due to proximity to trees) and remaining plot re-numbered.

Revised Title: Proposed erection of 28 dwellings and demolition of No. 32 Grazely Rd.

Drawing No's: A00/116/01 RevA & A00/116/06 RevA

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: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) N. Ethington ✓
2. NK (Env. Design) _____
3. XA (Highways) S. Anton.
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: 18, 20 & 36 Grazeley Rd; 37 Woodcock Court; Lyegrove, Lyndale, & Beverley all of Basingstoke Rd. Dr. A White P.O. Box 5136, Ripley, RG7 1GT.

Date for Responses To be received by 10 April 2001

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

COPY

Tel. (0118) 974 6445

Date: 23 March 2001

Your Ref:

My Ref: Angela Odell / F/2001/3321

Spencers Wood ,Shinfield,Grazeley &
Area Residents Association,
Mrs Karen Piercy
Chairman
Avoca
Basingstoke Road
Three Mile Cross
Reading
Berks

Environmental Services
Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3321

Site Address: Land Rear Of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed erection of 29 dwellings and demolition of 32 Grazeley Road..

I enclose details of the above application and would be grateful to receive your observation within **14 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3321** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Memorandum

To: Angela Odell

CC:

From: Karen Wildsmith

Date: 28/02/01
Re: Proposed erection of 29 dwellings & demolition of 32 Grazeley Road

F/2001/3321

Thank you for your memo dated 13 February 2001.

The development lies on the edge of an area of Plateau gravel according to the Survey Map and Proposals Map of the Berkshire Minerals Local Plan.

Therefore, according to Policy 10 of the Plan, "outside of Preferred Areas, applications for extraction of sharp sand and gravel will normally be refused". However, every planning application must be judged on its merits and considered in the context of Policies 10 to 13 of the Minerals Plan. These Policies provide a framework against which the merits of applications outside Preferred areas will be judged.

In this case, the proposal will not affect any mineral reserve with any likelihood of mineral extraction.

Karen

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 April 2001

Location:	Land rear of 21 – 34 Grazeley Road, Three Mile Road, Reading
Proposal:	Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.
Application Number:	F/2001/3321

In response to your consultation dated 13 February 2001 for the above application, the landscape comments are as follows:

The site is located on the lower slopes of the ridgeline that runs to the west of Spencers Wood and therefore many of the properties to be built within the site will be on higher ground than the surrounding properties along Grazeley Road and Basingstoke Road, a number of which are bungalows. Therefore there will be views of the properties within the site both from Grazeley Road and Basingstoke Road and in medium distance views from higher ground at junction 11 of the M4.

In principle development within this site is acceptable, however the size, height and location of the proposed houses will need to be carefully considered due to the rising landform across the site which will make the development visually prominent in the wider landscape.

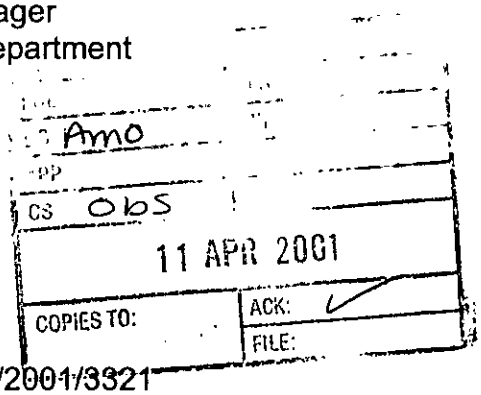
There are a number of trees on the site boundaries and many of which are shown to be retained. This vegetation should be retained and enhanced especially on the southern boundary where the site abuts a Green Gap designation. The applicant needs to submit a detailed landscape plan showing all existing vegetation to be retained, the location of all new planting, full species names of all trees and shrubs to be planted, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

SPENCER'S WOOD, SHINFIELD, GRAZELEY AND AREA RESIDENTS ASSOCIATION

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



4 April 2001

Dear Sir

Ref: Application Number F/2001/3321
Land Rear of 20 – 34 Grazeley Road, Three Mile Cross, Berkshire
Proposal for 29 dwellings and demolition of 32 Grazeley Road

The Spencers Wood, Shinfield, Grazeley & Residents Association object most strongly to what is yet another application for development on this site.

The residents who will be most affected by this development are extremely frustrated at the persistent planning applications put forward by Bewley Homes. The overriding facts on each development application are the same.

1 This application is considered by the Association to be totally out of keeping with the existing landscape and housing in Three Mile Cross. The cramming of 29 properties into what is effectively a backfill site is totally unacceptable.

2 Existing residents are already experiencing serious flooding problems to their gardens and properties. A problem which has increased dramatically, following several housing developments on the west side of Basingstoke Road in Spencers Wood.

3 The proposed access/exit road is shown in the plans as feeding onto Grazeley Road, a residential, no through road, which itself feeds directly onto the very busy mini roundabout in Basingstoke Road, Three Mile Cross.

4 Local resident, Mrs Gripton has informed the Association, that representatives from WDC drainage dept. visited the proposed site following residents concerns on receiving notification of a previous application for 17 houses. It was clear at that time that there was a serious surface water problem for the existing residents. The 2 representatives from WDC drainage advised that they would be sending a report on their findings to Mrs Odell relating to this matter.

5 Intrusion into resident's privacy has already taken place since the development of 31 houses in Woodcock Court – a development situated some way further down Grazeley Road. The properties on the West side of

Basingstoke Road now see quite clearly, these properties. The proposed application for 29 houses is almost on top of existing residents and will have an extremely detrimental effect on their privacy, way of life and value of property.

6 The residents association maintain that extensive development, both residential and commercial has taken place in Three Mile Cross in recent years and are most concerned that lack of planning sense and fairness will lead to an overdevelopment of the area, parts of which are nominated as Areas of Special Character.

7 The Residents Association is also very concerned that no plans/policies have been put in place for an additional sheltered accommodation complex for the elderly in the area. The only complex to date is Spring Gardens, a WDC Council establishment – the general rule being that you have to be a council tenant, not a homeowner, to get a place. This means that time and time again, elderly residents are having to move out of an area they have lived in for a considerable number of years in order to buy sheltered accommodation.

Spencers Wood, Shinfield, Grazeley and Area Residents Association urge you to reject the above application.

Yours sincerely

K.V. Heasfield

pp Karen Piercy
Chairman

Avoca
Basingstoke Road
Three Mile Cross
Berkshire RG7 1AS

Tel. (0118) 974 6445

Date: 23 March 2001

Your Ref:

My Ref: Angela Odell / F/2001/3321

Spencers Wood ,Shinfield,Grazeley &
Area Residents Association,
Mrs Karen Piercy
Chairman
Avoca
Basingstoke Road
Three Mile Cross
Reading
Berks

Environmental Services
Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2001/3321

Site Address: Land Rear Of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed erection of 29 dwellings and demolition of 32 Grazeley Road..

I enclose details of the above application and would be grateful to receive your observation within **14 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2001/3321** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Tel. (0118) 974 6051

Date: 05 April 2001

Your Ref:

My Ref: **Angela Odell - F/2001/3321**

Bewley Homes
C/O Romans Professional Services
4
King Street Lane
Winnersh
Berkshire
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Application Number: F/2001/3321

Site Address: Land Rear Of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed erection of 29 dwellings and demolition of 32 Grazeley Road..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.04.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Angela

Phone: (0118) 974 6058

Date:

Your Ref:

File Copy

My Ref: F/2001/3321

R Dix
65 Woodcock Court
Three Mile Cross
Reading
RG7 1BZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Application No: F/2001/3321

Applicant: Bewley Homes Ltd.

Proposal: proposed erection of 29 dwellings and demolition of 32 Grazeley Road

Site address: Land Rear Of 20- 34 Grazeley Road, Three Mile Cross

You wrote making comments on the planning application detailed above which is to be determined at the Development Control Committee meeting on the 11/04/01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Kevin Jacob on 0118 974 6058

Yours faithfully

Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

Mrs G Fry
Lyndale
Basingstoke Road
Three Mile Cross
RG7 1AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir

Application No: F/2001/3321

Applicant: Bewley Homes Ltd.

Proposal: proposed erection of 29 dwellings and demolition of 32 Grazeley Road

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Hyegrove
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Three Mile Cross
RG7 1AS

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Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

C Westwood
37 Woodcock Court
Three Mile Cross
RG7 1BZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

N Gilbert
18 Grazeley Road
Three Mile Cross
Readomg
RG7 1BJ
Berks

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

Mrs Y M Gripton
'Beverley'
Basingstoke Road
Three Mile Cross
Berkshire
RG7 1AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Phone: (0118) 974 6058

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Your Ref:

My Ref: F/2001/3321

Dr A A C Waite
PO Box 5136
Riseley
Reading
RG7 1GT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

David J Williams
34 Grazeley Road
Three Mile Cross
READING
Berkshire
RG7 1BJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Phone: (0118) 974 6058

Date:

Your Ref:

My Ref: F/2001/3321

Graham Cooper
20 Grazeley Road
Three Mile Cross
READING
Berkshire
RG7 1BJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Ian Jordan

Mr I Jordan
Team Leader - Planning Support Services

Angela Odell

From: Neil Etherington
Sent: 02 April 2001 09:05
To: John R Mitchell
Cc: Angela Odell
Subject: F/2000/3321 - R/O 20-34 GRAZELEY ROAD

Importance: High

John

I think Angie has passed this PA over to you to send to the next DC Committee.

The applicants have instructed an arboricultural consultant who has visited the site. One of the trees shown as being retained adjacent to the south east boundary of plot 16 is a stump (the applicants based their layout on an old survey drawing) and is therefore not a constraint on the proposals. The other tree adjacent to the south west boundary of plot 16 has extensive decay in its buttress roots and needs to be felled. In view of this there are no tree constraints on building plot 16 as originally shown and I have no objection to this plan going to committee for approval rather than the more recent plan which shows plot 16 deleted.

Thanks.

Neil

WORK SHEET FOR : Angela Odell

Application Number : F/2001/3321

Applicant : Bewley Homes C/O Romans Professional Services.

Location : Land Rear Of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

Proposal : Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.4.01

Date of Neighbour Notifications : .....

Date of Site Visit : 16.4.01

Date Registered : 07/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 04/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/3321

Appraisal :

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

AT Committee 11.4.01

Application Number F/2001/3321
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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

6. 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.

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

8. 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.

9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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 (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

13. 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.

14. 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.

15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

16. 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.

17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

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

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. 5.
To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

9. 11. 19.
In the interests of highway safety and convenience.

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

12. 13.
In the interests of visual amenity.

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

15. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

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

17. To protect the adjoining occupiers and area generally from noise and disturbance.

18. In order to ensure a satisfactory form of development.

Informatives:

1. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

2. The applicant is advised that, in the interests of security, gates to the rear alleys between Plots 6 and 7 and between Plot 22 and the triple garage block to the rear should be installed at the front building line with locks only accessible to the occupants of the dwellings to which these alleys give rear access.

3. 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 Policies H2, H9, EN1, LD5, LD6 and R5
   Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LBE21, LBE22, LPS1, LT5, LT6 and LR2
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS6, WH2, WH6, WBE1, WBE11, WLL7, WT6, WT7, WHE15, WHE16B and WR7

Angela Odell

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 20 - 34 Grazeley Road Three Mile Cross Reading.

APPLICATION NUMBER: F/2001/3321

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.4.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.4.01

2. DESCRIPTION OF SURROUNDINGS E edge of settlement location

3. DESCRIPTION OF SITE/BUILDING Field with a bungalow (No. 32) where access proposed. Horse shelter on field

4. RELATIONSHIP TO ADJOINING PROPERTIES Mix of house types in rows of dwellings backing onto site on Grazeley Rd & Basingstoke Rd. Field to south. rear gardens to W. with r/o Woodcock Ct. houses beyond.

5. SITE CONSTRAINTS

TREES On some boundaries of field

ACCESS/PARKING

LEVELS Land falls to N. & more slightly to E.

BOUNDARY TREATMENT Mix of fencing etc.

OTHERS

F/2001/3321

Please could I have a list of all neighbours notified.

Thank

Roger

19/3.

29 4 Sevenoaks Drive.

7 Grazeley Rd.

B+14 "

5/034 "

Roman Rd " Service Stn

27, 29, 31, 33, 35 Woodcock Court

Baalbeck, Basingstoke Rd

Braemar "

Meadow View "

Lieutenants Cottage "

Blackmoor "

Fanneyforte "

Lochendge "

Cathaun "

PTO

1327

WOKINGHAM DISTRICT COUNCIL

25, ft Woodcock Court,

To 3, 5, 7, 9, 1, 6, 8, 10, 12, 2, 4, 14
16, 18, 21, 23, 11, 15, 19, 37, 39, 41, 43, 45, 47

Date _____ Time Woodcock Court

WHILE YOU WERE OUT

48, 52, 56, 58, 60, 62, 68 Grazeley Rd

Name Westgate, Church Lane

9
Of 5, 16, 18, 11, 15, 17, 19, 21, 23, 25 Grazely Rd

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 42, 20, 22, 24, 26, 28, 30, 32, 34
38, 40, 44, 46 Grazeley Rd.
Avalon, the Haven, Shallom, Viewforth,
The Anchorage, Avoca, Beverley, Brindoo,
Castelle, Crossgates, Duanhoe, Kenray
Lyndgrove, Lyndale, The Oaks, Springholme
Cornerways, Dalkeith, Hartland, Windrush,

Signed Basingstoke Rd.

The Cuddy, Rose Cottage, The Swan,
Hawthorne, Highway Cottage,
1 Ferndale Cottages, 2 Ferndale Cottages
Mutford Hall, Heam Bros,

↓

Basingstoke Rd.

Wheelright cottage
Wisteria Cottage
} Church Lane.

Post office, 64, 66A, 102A, 102, 27, 29
Grazeley Rd.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Salisbury
41 Milford Street Salisbury Wiltshire SP1 2BP
Telephone 01722 328741 **Facsimile** 01722 411259
E-Mail: salisbury@struttandparker.co.uk **DX58032** Salisbury
www.struttandparker.com

STRUTT & PARKER

Chartered Surveyors
Rural and Commercial Property
Consultants and Managers
National Estate Agents

Direct Line: 01722 344032
Mobile: 07801 981381
E-Mail: paul.sedgwick@strutt&parker.co.uk

For the Attention of Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	RPT 41311
POL	TLS
DC AO	ENF
APP	
CS	
19 MAR 2001	
COPIES TO:	ACK:
	FILE:

Our Ref: PJS/LM
Your Ref: F/2001/3321

Date: 16 March 2001

Dear Madam,

Application No: F/2001/3321
Land to Rear of 20-34 Grazeley Road, Three Mile Cross, Reading
Proposed erection of 29 Dwellings and Demolition of 32 Grazeley Road

I am writing on behalf of our client, Mrs Claire Beatty, the owner of Blackmoor which is shown edged red on the attached plan. The proposed Development Site is shown attached green.

My client has asked Strutt and Parker to put forward the following points for consideration by the Planning Committee.

Drainage
The land to the rear of the Development site and also the land which falls within the ownership of my client has suffered major flooding and drainage problems from the other new Development to the east of the proposed site. Consideration must therefore be given to ensure that adequate drainage is included within the proposal to ensure that the enjoyment of my clients' land is no further diminished by inadequate drainage provisions.

Fencing
Furthermore, we would ask the Committee to ensure that as a Planning condition, a closeboard fence(6ft in height) is erected along the southern edge of the proposed Development site as the main boundary fence with my clients' land. In addition to the closeboard fence, we would also ask for a single strand of barbed wire along the top of the fence.

STRUTT & PARKER

Please could you ensure that any comments or formal decisions arising from this Planning Consent are forwarded to the signatory, as Agent for Mrs Beatty.

Yours faithfully,

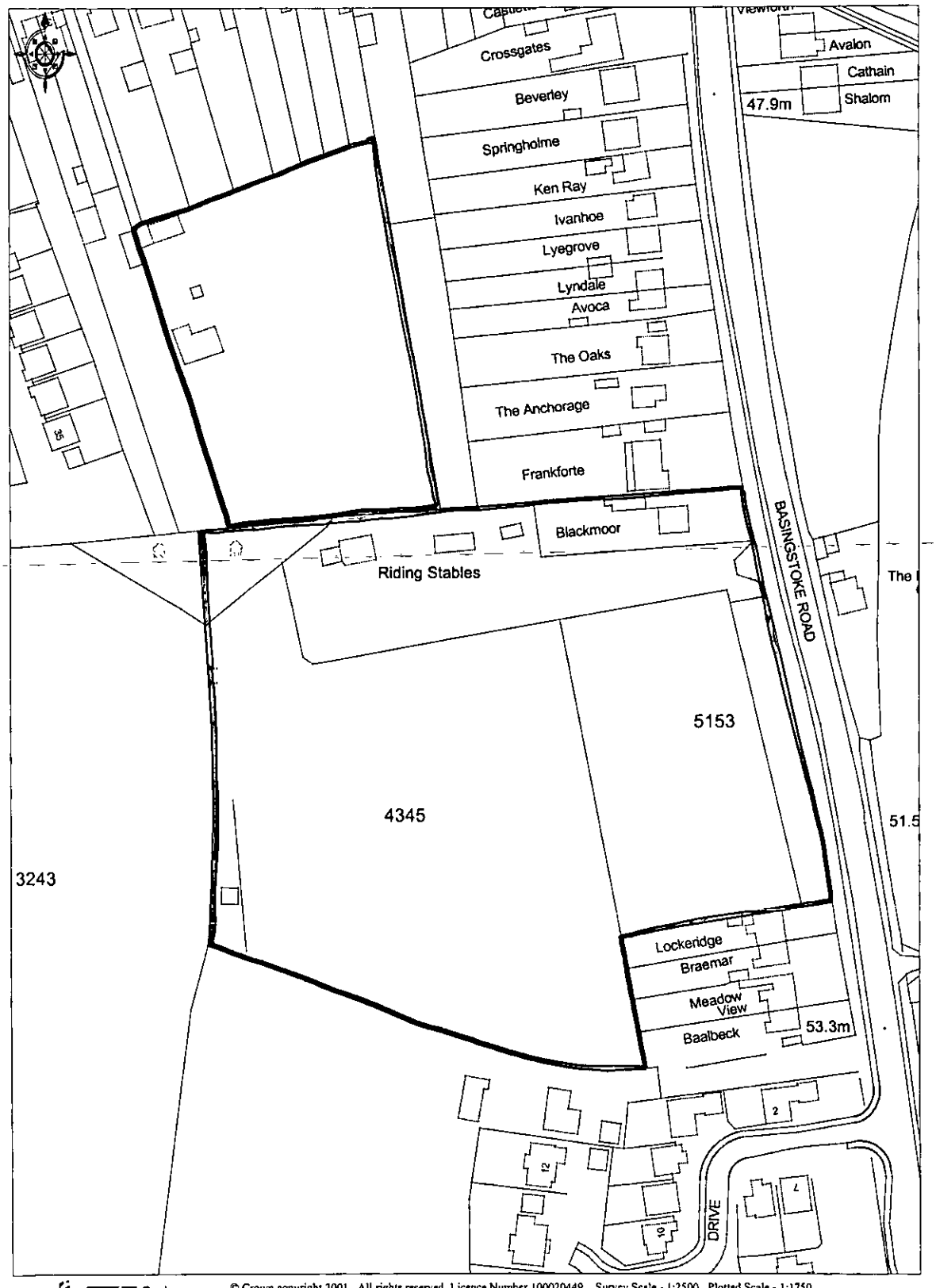


Paul J Sedgwick BSc (Hons) MRICS
Associate

Encs: Plan

cc: Mrs Claire Beatty

Blackmoor _Adjoining Land



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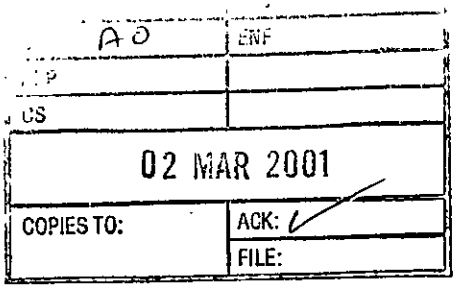
Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 01 March 2001 13:34
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F2001/3321
Correspondent_FullName: N Gilbert
Correspondent_StreetAddress: 18 Grazeley Road
Correspondent_Address2: Three Mile Cross
Correspondent_Town: READING
Correspondent_County: Berks
Correspondent_PostCode: RG7 1BJ
Correspondent_Telephone:
Correspondent_Email:



Comments:

Housing design - not in keeping with the exisitng village properties.

Highway safety - the exisiting single route out of proposed development is inadequate to take additional traffic due to narrowness and poor maintenance of road surface and pavements, as well as already inadequate street lighting. Leaving the area by the only route (Grazeley Road) can already be problematic in rush hours and this will be increased by further traffic.

Residential amenity - loss of countryside & farming land which is a main attraction of the village.

Loss of privacy - my house would be overlooked by several of the new houses, whereas I currently have total privacy from the rear of the property.

Noise & disturbance - Further housing will obviously add noise, especially to the rear of my property which is currently very peaceful and enjoyable.

Flooding - the area is heavy clay. It is proven that additional building in an area such as this reduces natural drainage. As I am already prone to poor drainage, further construction on the land at a slightly higher level will dramatiacly increase the likelihood of my property sustaining flood levels.

Graham Cooper
20, Grazeley Rd .
Three Mile Cross ,
Reading,
Berks.
RG7 1BJ .

AMO
4065

COPIES TO: | AGT: ✓ | FILE:

Wokingham District Council
Environmental Services Department
Planning Services

13/02/2001

Attn. Mrs A. Odell

Dear Mrs Odell .

Planning Application No F/2001/3321

Listed below are the objections that I would like to lodge at this time but I may I revise and extend the list dependent on your / the developers answers to my questions .

a) In principal I object to the number of dwellings being increased from 16 to 29 .This will result in:-
   i) reduction in the open space .
   ii) reduction of the area per dwelling = crowding .
   iii) increase in traffic in Grazeley road .
   iv) Increase in run-off of surface water .

b) I object in principal to the addition of a junction from the proposed site on to the Grazeley Rd. as -
   i) the speed limit in Grazeley road is 40 mph this results in many drivers driving, what I estimate to be, even faster, such an additional junction could result in some accidents. Please bare in mind that we have Hadleys haulage at the end of this road with a massive fleet of heavy trucks.
   ii) I have doubts that traffic feeding into Grazeley from the site will have sufficient line of sight to see on-coming traffic.
   iii) Have the developers approval from the authorities for this junction?

c) I object to the relocation of the pumping station from its previous location as show in the site layout of application 97/66558/F as:-
   i) any resulting negative impact on the environment will directly affect the existing residents .This is unfair , in its previous location any noise , smell or safety aspects would affect the new development residents first .It is their sewage they should live with the problems .
   ii) The new location would appear to me to be at a lower elevation than the old location this will mean that the speed that the sewage will back-up in the sewers and then flood in the event of a pump failure will be far quicker .Have the developers submitted revised calculation regarding the minimum flood times for the100 year rainfall worst case?
   iii) I have doubts about this developers competence to successfully complete this project if they can not choose the best location for a pumping station first time around .
   iv) Who is liable for damage resulting from flooding , smell and pollution after completion of the project if the developer still have the pumping station in the wrong location and you have approved the plan?
   v) Has the design of the station and its equipment been changed in any way ?
   vi) Will the pumps be supplied by the supplier that gave us the assurances regarding noise limits ?

Before any decision is made on this subject I would like also detailed clarification of the following questions .

a) What effect will the new layout have on the existing tree population ?

b) Will the conditions of the Claus 106 agreement of 97/66558/F also be applied to this application as a minimum ?

c) Why is the developer proposing the open space in the South East corner of the site where one side is to open land? It would be far better for the existing residence if the open space was located on the North or East boundaries to form an additional buffer between the existing houses and the now overcrowded new proposal.

d) I would also like to bring to your attention once more the whole subject of surface water drainage on this site and item 11 of clause 106 of approval 97/66558/F and any similar condition that could be placed on any subsequent approval on this application .Your drainage engineer visited the site to assess the suitability in principal of the developers proposal to discharge the whole surface water from the site into the water course on the North side of Grazeley road. He has inspected this water course and says that it looks incapable of taking any additional flow . The application now states that drainage will be via 'sewers and soakaways'.I understood that the sewers were only capable of taking the flow of the raw sewage from the pumping station i.e. no surface water .Is it now proposed to soakaway the surface water? They can not be serious!!!! In an area where we have clay soil and massive existing problems with high ground water levels. No planning approval should be given until they have submitted an acceptable proposal for the drainage of the surface water.

e) I would also like to raise the Question of the effects of this development in its previously approved form or this particular application on the land drainage . According to long term residents of this area the proposed site is laid with land drains as there are several natural underground springs on the site . Please check you records to confirm these statements .A site visit by your drainage engineer has helped to clarify this matter but the following questions remain unanswered:-

i) What effect will this development have on the existing land drains ?

ii) Will the already bad flooding, at times of storm rain fall in the existing properties be even worsened ?

iii) Can the developer be tasked with retaining or improving the land drainage ?

iv) Can the developer give us written assurance that should the flooding worsen then any effected existing residences are entitled to compensation for any resulting damage?

v) Can the developer give a written assurance that if earthworks on the site uncover springs that the water can be channelled off of the site without any effect on the existing properties .

vi) What value of guarantee (performance bond) will the council have in hand over the developer to insure that any written assurances given above can be up-held ?

Your engineer reviewed the situation on the Linden Homes Woodcock Close site where the poor assessment of the land drainage has, as I understand, resulted in some of the properties having to be underpinned. What site surveying will be carried out to ensure that this will not reoccur in the above case?

It would appear that you are now starting to correct some of the land drainage problems e.g. the water course on the North side of Grazeley road. Why are you even considering this application when the existing problems with the land and surface water drainage in the area have not all been resolved and any work carried out under this application can only result in additional problems .

I consider that it is a reasonable demand that you correct ALL of the existing problems connected with the land and surface water around this site prior to you giving any sort of approval and in any case prior to the commencement of work of any sort on this site .

Yours Sincerely ,

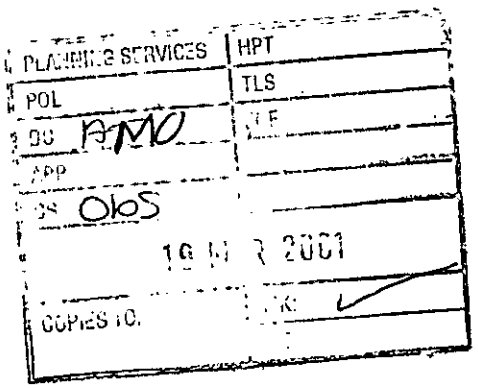
cc Barry Packman, Malcolm Brian, Eddie Harper

34 Grazeley Road
Three Mile Cross
Reading
RG7 1BJ

16th March 2001

Your ref: Angela Odell
F/2001/3321

Wokingham District Council
Environmental Services Department
Highways
P.O. Box 157
Shute End
Wokingham
RG40 1WR



For the attention of John Mitchell

Dear Sir

Re: - Application Number: F/2001/3321

The previous letter I sent you on the 5th March 2001 had the right reference number at the top of the page but had the previous application number under the dear sir. It should have been F/2001/3321, which you have probably already worked out, sorry for any inconvenience this may have caused.

I am against you granting the above application for Bewley Homes to build at the rear or 20-34 Grazeley Road for the following reasons.

1) Adequate planning permission already exists, with a much more suitable access through the lane to the field and No 34, without having to resort to projecting out into the road and causing width restrictions to the local residents.
2) I can foresee that I will have trouble getting our caravans in and out of our drive. It's already tight to do so.
3) It will increase the noise considerable in the morning from 6.30 on when the time restriction is lifted. When the 30 big Hadleys lorries start to come past. If the restriction is single file they will be stopping and starting out side our bedroom window.
4) You would be taking away my right to enable me and anybody visiting me the right to park outside my house.
5) The 1.250 plan drawing Bewley Homes has summitted is misleading. It shows the front of my drive by the footpath coming across at an angle to give them the sight line they require to the west. I can ashore you they will not be given permission to touch my drive to achieve this.

Yours faithfully

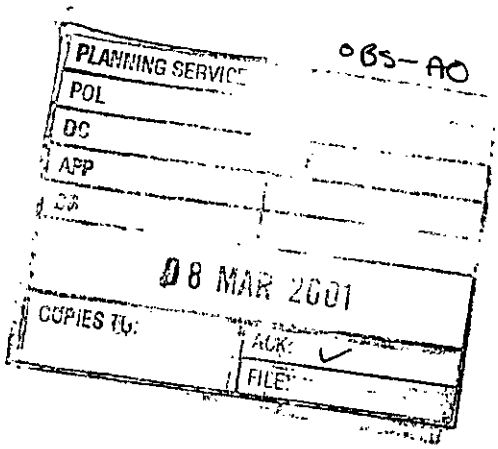
David. J. Williams.

34 Grazeley Road
Three Mile Cross
Reading
RG7 1BJ

5th March 2001

Your ref: Angela Odell
F/2001/3321

Wokingham District Council
Environmental Services Department
Highways
P.O. Box 157
Shute End
Wokingham
RG40 1WR



For the attention of Steve Halton

Dear Sir

Re: - Application Number: F/2000/2131

I am against you granting the above application for Bewley Homes to build at the rear or 20-34 Grazeley Road for the following reasons.

1) Adequate planning permission already exists, with a much more suitable access through the lane to the field and No 34, without having to resort to projecting out into the road and causing width restrictions to the local residents.
2) I can foresee that I will have trouble getting our caravans in and out of our drive. It's already tight to do so.
3) It will increase the noise considerable in the morning from 6.30 on when the time restriction is lifted. When the 30 big Hadleys lorries start to come past. If the restriction is single file they will be stopping and starting out side our bedroom window.
4) You would be taking away my right to enable me and anybody visiting me the right to park outside my house.
5) The 1.250 plan drawing Bewley Homes has summitted is misleading. It shows the front of my drive by the footpath coming across at an angle to give them the sight line they require to the west. I can ashore you they will not be given permission to touch my drive to achieve this.

Yours faithfully

David. J. Williams.

34 Grazeley Road
Three Mile Cross
Reading
RG7 1BJ

3rd March 2001

Your ref: Angela Odell
F/2001/3321

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

For the attention of John Mitchell

Dear Sir

Re: - Application Number: F/2000/2131

I am against you granting the above application for Bewley Homes to build at the rear or 20-34 Grazeley Road for the following reasons.

1) Adequate planning permission already exists, with a much more suitable access through the lane to the field and No 34, without having to resort to projecting out into the road and causing width restrictions to the local residents.
2) I can foresee that I will have trouble getting our caravans in and out of our drive. It's already tight to do so.
3) It will increase the noise considerable in the morning from 6.30 on when the time restriction is lifted. When the 30 big Hadleys lorries start to come past. If the restriction is single file they will be stopping and starting out side our bedroom window.
4) You would be taking away my right to enable me and anybody visiting me the right to park outside my house.
5) The 1.250 plan drawing Bewley Homes has summitted is misleading. It shows the front of my drive by the footpath coming across at an angle to give them the sight line they require to the west. I can ashore you they will not be given permission to touch my drive to achieve this.

Yours faithfully

David. J. Williams.

PLANNING 0855-A0
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DC | ENF
APP
CS
07 MAR 2001
CORRESPD TO: | ACK: ✓
FILE:

Angi PLEASE ASSOCIATE WITH OBS LETTERS FOR F/2001/3321.

20-34 Grazeley Rd.

MRS S Williams

34 Grazeley Rd
Three Mile Cross
RG7 1BJ

Wrote in re: this application but acknowledgement card referred to old application F/2000/2131 (17 dwellings). Wants to ensure she is kept up to date with latest one.

D. Gumbrell
14/03/01.

TO George

REMINDER Any comments on appellant/agent's Statement for Oxford Road appeal

due at the Inspectorate on 13/3 at the latest.

Thanks

Den

6/3

Ref F/2001/3321

C. WESTWOOD

57 WOODCOCK COURT

THREE MILE CROSS

READING

RG7 1BZ

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	AMO
CS	
23 FEB 2001	
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	FILE:

To John Mitchell
Development Control Manager
Environmental Service Dept.
Planning Services
PO Box 157
Shute End, Wokingham
Berks RG40 1WR.

Dear Sir,

This application is the second one from you this year (prev 0/2001/3128) I am concerned that we have not yet seen the full effect of the current linden development on the Grazeley Road exit from the area. It is hard to see how this one small road will cope with so much more traffic. Possibly another mini roundabout should be considered as it is hard enough to get out into traffic now.

Perhaps decisions on these applications should be delayed until the impact is cleared.

Yours faithfully

C. Westwood

LYEGROVE

PLANNING SERVICES	HPT
POL	TLS
DO	ENF
APP	
CS	AMO

20 FEB 2001

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	FILE:

BASINGSTOKE RD
THREE MILE CROSS
READING
RG7 1AS

F/2001/3321

Dear

In answering your letter about the 29 Dwellings in Grazeley Rd. Are you aware that this area is prone to flooding and I should think quite unsuitable for building. I am nearly 80 yrs old, and since a child I've known these areas to get water logged. My back garden always floods when we get a lot of rain, and this year worse than ever.

We have seen on Television,
the distress this causes residence
so it might be as well to
think again. If you put
houses up on wet sites it
can cause all sorts of problems,
apart from heavy vehicles coming
along a narrow road. So perhaps
you should put your heads
together and have a rethink

Yours sincerely

M. A. Fry.

'Lyndale'
Basingstoke Road
Three-mile-cross
Reading
Basks
RG7.1AS.

Land rear of 20-32
Grasley Road.
F/2001/3321

PLANNING SERVICES	HPT
POL	TLS
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CS NSS	AMO
20 FEB 2001	
COPIES TO:	ACK: 17/2/01
	FILE:

Dear Sir/Madam,

I understand a check in this area was being carried out because of subsidence in the New homes in Grasley Road, do you not think another 29 houses on this flooded plot of land will do the same. We are already suffering from water logged gardens flooded roads & over flowing drains

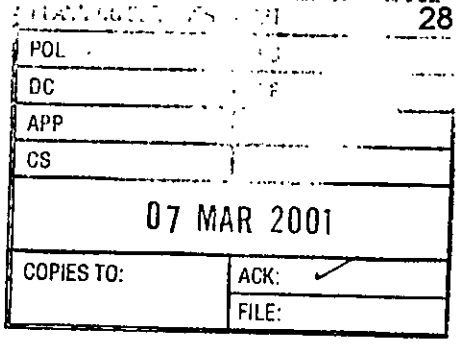
Grasley Road is already a death trap with to many heavy lorries & cars using a far to small side road.

Yours Sincerely Mrs Gwen Fry.

"Beverley"
Basingstoke Road
Three Mile Cross
Berkshire RG7 1AS

OBS - AO

28 February 2001



Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham RG40 1WR

For the attention of John Mitchell, Development Control Manager

RE: APPLICATION NO. F/2001/3321
Land Rear of 20 – 34 Grazeley Road, Three Mile Cross, Berkshire
Proposed erection of 29 dwellings and demolition of 32 Grazeley Road

Dear Sir

I am writing to oppose the above application for the following reasons:-

1 The cramming of 29 homes into what is effectively a backfill site will be totally out of context with the existing properties in Grazeley Road and Basingstoke Road.

2 Residents living in both Grazeley & Basingstoke Roads are already experiencing regular flooding. A situation, which has become increasingly worse as development of residential properties has occurred in Spencers Wood.

3 The proposed development access/exit road will feed on to Grazeley Road, an existing residential road, which itself leads onto the Basingstoke Road at the Three Mile Cross Mini roundabout. Over the past 5 years considerable development has occurred in Grazeley Road, leading to a substantial increase in traffic and a further 29 homes will only exacerbate existing problems.

4 This application is the latest of many received for this site. WDC actually wrote on 11.5.99 advising that permission for Application No. 97/66558/F had been granted (subject to Bewley signing a 106 agreement – which I am given to understand by staff in Planning, was never signed)

5 Whilst I note from this latest set of plans that the pumping station has now been moved away from the residents' gardens in Basingstoke Road, I am most concerned for my own property with regard to surface water. My entire

garden is utilised. I have kept chickens, ducks, rabbits and bird aviaries, fruit trees and a vegetable garden since moving to the above address 16 years ago and until the last 5 years flooding has not been a problem. It certainly is now. The previous application for this site for 17 houses (which I am given to understand has still not been decided upon) resulted in representatives from WDC Drainage Department visiting the site and surrounding area following concerns from residents regarding flooding to their properties and gardens. These two gentlemen were accompanied by a group of concerned residents on this visit. It was established on this visit that there were serious drainage concerns and the residents accompanying these gentlemen asked for assurance that the current drainage problems would be addressed before any further development occurred. They were informed that a report would be sent to the Planning Officer dealing with the application. The situation has not changed! We are still experiencing flooding! Please advise what steps will be taken to alleviate the present, and future drainage problems of surface water from this site if it is to be developed for housing.

Yours sincerely

Mrs Y M Gripton

c.c. Mr Malcolm Bryant – District Councillor

Dr. A A C Waite
P. O. Box 5136, Riseley, RG7 1GT
Tel: 01189 882 880 ~ e-mail: Mandra0714@aol.com

6 March 2001

Fax: 0118 974 6484

Your Ref: Angela Odell
F2001/3321

Dear Mrs Odell

The above application for the development of 29 dwellings behind 20 - 34 Grazeley Road has caught me by surprise.

Firstly, what is the outcome of the application to build 17 dwellings on the same plot of land?

Since last August, another application to build 40 dwellings at the bottom of Grazeley Road has been published. I certainly feel that this latest application is not a good idea.

To start with, Grazeley Road is a short dead end road. Already, the traffic is getting heavy and the proposed 40 dwellings, together with the present ones and those that are presently being constructed, are more than enough for a short, no-through road. Grazeley Road will not be able to cope, safely, with the volume of traffic that all these dwellings will produce.

I can see accidents being caused by vehicles reversing out of their drives onto an increasingly busy Grazeley Road. I can see traffic jams at peak periods necessitating the construction traffic lights, at what is now a mini round-a-about, at the entrance of Grazeley Road. I can see the value of the dwellings on the side roads increasing in relation to those on Grazeley Road, which will be seen as a busy main road, with all the accompanying pollution. We, on Grazeley Road, will have lost the quiet village life we moved here for, or become accustomed to. Our children will have to develop new coping skills to manage their movements on 'High Road Grazeley'.

Twenty nine new dwellings could easily mean 60 additional cars. Apart from the usual argument of poor drainage, we do not deserve the disadvantages the proposed 29 dwellings will impose on our village. We respectfully ask you to refuse the application.

Yours sincerely

A A C Waite

OBS - AO

PLANNING SERVICES	
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08 MAR 2001	
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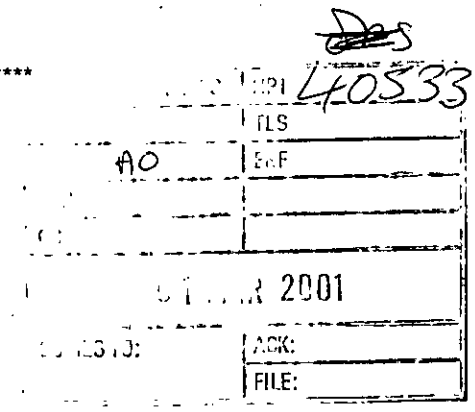
	FILE:

Ian Jordan

R: 20-34 Grazeley Rd Shinfield

From: WebComments@wokingham.gov.uk
Sent: 28 February 2001 12:16
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2001/3321
Correspondent_FullName: Graham Cooper
Correspondent_StreetAddress: 20 Grazeley Road
Correspondent_Address2: Threee Mile Cross
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: Rg7 1bj
Correspondent_Telephone: 01189882902
Correspondent_Email: s.coop@ukonline.co.uk

Comments:

Thank you for the telecon. confermation that the due date for comments can be extended to the 19th marcch 2001.

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

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Date 28th February 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3321

Dear Mrs. Odell

Land rear of 20 - 34, Grazeley Road, Three Mile Cross

Thank you for the details of this application.

There is no objection to the principle of residential development in crime prevention terms on this site.

The good natural surveillance and frontage parking all help to reduce the crime risk as an environmental factor.

The features that concern me most are the deep rear access alleys. If these are felt to be essential, they MUST be securely gated at the front building line, with locks accessible only to bona fide residents. Uncontrolled rear access is one of the most significant factors in burglary via the backs of domestic dwellings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this development include burglary and car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: F/2001/3321

Date. March 26, 2001

PROPOSED: ERECTION OF 29 DWELLINGS

LOCATION: LAND REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following conditions be attached should planning consent be granted;

(i) Standard planning condition C070 regarding hours of construction.

(ii) No development shall be commenced until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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 protect the adjoining occupiers and area generally from noise and disturbance.

I do not anticipate any problems with odour as the system should be enclosed, however if any problems should occur, this Department can use their powers under the Environmental Protection Act 1990 to resolve the issue.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Our Ref. 6958
Your Ref. ANGELA ODELL /F/2001/3321
Date. 25 March 2001

Thames Water
Customer Field Services
Rose Kiln Court Rose Kiln Lane
Reading RG2 0HP
Telephone 0118 925 1884 Telefax 0118 925 1617
DX 132045 Reading 11
www.thames-water.com

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
trawlings

Andy Kilpatrick

923 6805

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

LAND REAR OF 20-34 GRAZELEY ROAD
THREE MILE CROSS
READING

41699

I refer to your consultation received in this office on 13/02/01

SEWERAGE

"If planning permision is granted,the applicant should contact the Company's Developer Serivces Waste (Provinces) office at 1st Floor Blake House,Manor Farm Road,Reading RG2 0JN to discuss the arrangements for the Development".

WATER

There is an existing public water main in close proximity to the proposed development, situated in the public highway.

Reinforcement mains to this site may/will be necessary, subject to the Company's normal financial terms and conditions.

Off-site mains to this development may/will be necessary, subject to the Company's normal financial terms and conditions. Only upon receipt of full details/layout of the development, can the extent and size of off-site mains be determined.

Yours faithfully,

trawlings
(For Technical Information Manager)

Thames Water Utilities Limited
Registered in England and Wales No 2366661
Registered office Gainsborough House
Manor Farm Road Reading RG2 0JN
Part of the Thames Water Plc Group

1656A

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 March, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

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

Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

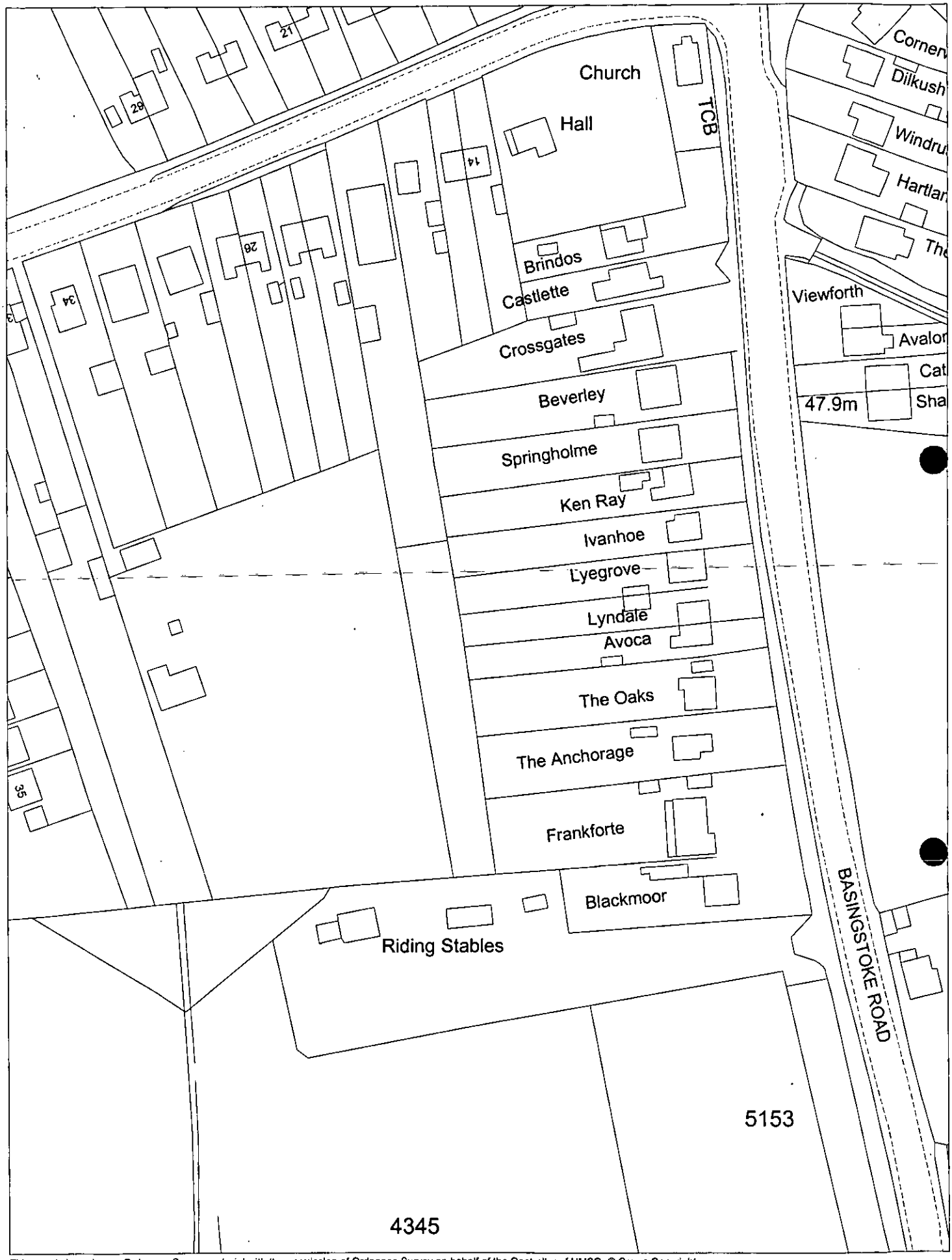
We have consulted you on the above application. In particular I would be grateful if you could advise me whether you consider the site of the proposed pumping station is acceptable and whether it would satisfactorily deal with foul sewerage in (subject to approval of details). If so, please advise me of any conditions you consider should be attached to any consent.

I would be grateful to receive a reply by next Thursday 29 March so that your information can be incorporated into the Committee report. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner



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Development Control Section, Environmental Services, Wokingham District Council.

19 March 2001 Scale: 1 : 1250

N W E S

F/2000/3321
Location: Land Rear of 20-34 Grazeley Road, Three Mile Cross, Reading
Proposal: Proposed erection of 29 dwellings and demolition of 32 Grazeley Road
Observations: We are concerned about the serious drainage problems in the area and feel that measures must be taken to ensure minimum detriment to existing residents.

We are also concerned about the increased generation of traffic onto Grazeley Road and its inadequate junction with the Basingstoke Road, the latter of which at times is heavily congested.

We request information on any planning obligations and conditions in respect of Section 106 agreement and in respect of any planning obligations the parish council would like the district or parish to be granted ownership of the designated open space to prevent development of the backlands.

F/2001/3321
Location: Land at Silchester House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of ten dwellings with associated access road and parking
Observations: We express concern on the following points:

- It is sited in a location, which is susceptible to flooding.
- No provision has been made for vehicle parking within the close.
- Any Tree Preservation Orders will be respected.
- The ownership and maintenance of the 3-metre landscape buffer to the south
- In respect of any planning obligations the parish council would like the district or parish to be granted ownership of the designated open space, to prevent future development of the backlands.
- The site is in Three Mile Cross and not Spencers Wood.

Our ref: SP\2001\003224\001
Your ref: F/2001/3321

Date: 9th March 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 4|20
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DC A O	ENF
APP	
GS	
14 MAR 2001	
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	FILE:

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

Dear Sir/Madam

ERECTION OF 29 DWELLINGS & DEMOLITION OF 32 GRAZELEY ROAD LAND REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, READING

Thank you for your letter dated 13 February 2001 which was received on 19 February 2001. You are asked to quote the following reference in any correspondence: SU76NW/12/15. 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.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

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 Andrea Szabados on 01276 45 4373 for details.*

Cont/d..

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. 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.

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 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.

Our general criteria is:

- The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and

- Storage should be provided to protect from a 1 in 100 year storm.

Environment Protection: Contact Nick Weddell on 01276 454405

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

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

Cont/d..

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.

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 myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Romans Professional Services, 4 King Street Lane, Winnersh, Berks RG41 5AS

Babtie Environmental

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

Babtie

A member of Babtie Group

Our ref Kgb02

Your ref As below

2nd March 2001.

PLANNING SERVICES	HPT 40680
POL	TLS
DC AO	ENF
APP	
CS	
05 MAR 2001	
COPIES TO:	ACK:
	FILE:

Ms A Odell
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

APPLICATION F/2001/3321
LAND REAR OF 20 34 GRAZELEY ROAD, READING, THREE MILE CROSS.
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."

Original watching brief submitted 18th August 2000.

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

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Policy and Plans Consultation

Location: Land Rear of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

Proposal: Erection of 29 Dwellings & Demolition of 32 Grazeley Road.

Application Number: F/2001/3321

Applicant: Bewley Homes c/o Romans Professional Services.

The site is designated as a Local Plan Housing site and its location is identical to plai application number 97/66558/F, which was approved and F/2000/2131, which is awa a decision. Therefore, see previous policy comments on these applications.

However, since F/2000/2131 was submitted the number of dwellings on the site has increased from 17 to 29 dwellings, and therefore the density of the development now complies with the District Local Plan agreed density policy. The housing mix has also changed to include all 2 and 3 bed dwellings, which now meets the housing mix encouraged in Policy WH6. Furthermore, the development now includes 6 affordable housing units, which complies with Policy WH1 (h) and WH7. The amount of public open space on the site has been reduced and remains below the requirement of Policy WR7, although it is assumed that this has been reduced to increase the density of the site.

In addition, the site lies to the south of the M4 at Reading, and is therefore covered by Policy H3 of the Structure Plan. It is in this area where the Council is examining the capacity of the settlements to accommodate the housing required by Policy H3.

Andrew Astin
Policy & Plans
15/02/01

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2001/3321

Proposal:
Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.

Location:
Land Rear Of 20 - 34 Grazeley Road Three Mile Cross Reading

This application is being advertised in the Reading Chronicle newspaper on the 23/02/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **16/03/2001**. Written comments submitted will become available for public inspection.

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

Date: 23/02/2001

Received by Wokingham District Council

Application No: F/2001/3321

Proposal:
Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.

Location:
Land Rear Of 20 - 34, Grazeley Road, Three Mile Cross, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

13 February 2001

A0

1782

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3321 relates.

Address of site Land to Rear of 20-34 Grazeley Rd, Threemile Cross, Reading

Signed

Date 21/02/2001

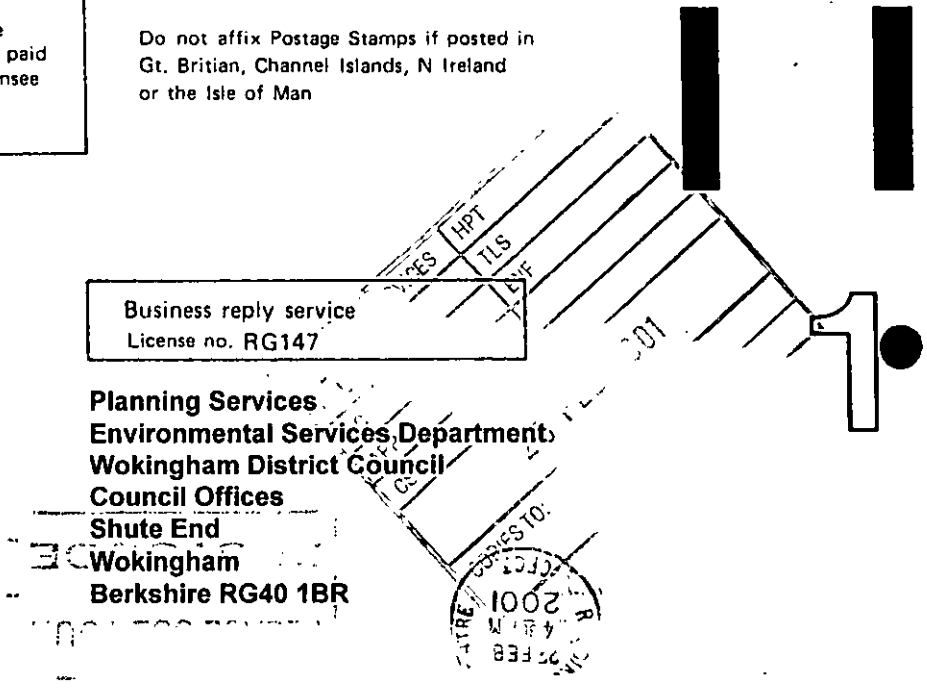
22 FEB 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR



History cards do not include app no F/2000/2131 – is there another card for land r/o 20-34?

Carol

This should have been made invalid – please can you now do so, so that when we receive the required plans it starts to 8 week date then.

Thanks

Byj 22/1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid.

Start date: ~~04 JAN 2001~~ 07 FEB 2001	Map No. 71 Site 093
Officer: AO Application No. F/2001/3321	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD

Location: 20-34 GRAZELEY ROAD

Parish: SHINFIELD Ward: Shinfield 13.2.01 TB

Applicant: BEWLEY HOMES

Fee Received 5510-00 (3) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		To follow 10.1.01	
5	Elevation plans	Plot 11 – WC/kitchen windows shown differently in floor plan & elevation. ✓		07 FEB 2001
6	Floor plans	Plots 13 & 15 – no elevations to show garage doors. Plots 22 & 24 & 27 " " " " "	✓	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ... Major development 2 SNs - 1 on Grazeley Rds 1 on Bas-Rd.

Date Site Notice Sent 13.2.01 B' Parish Council Informed - YES / NO

2 SNs - 1 on Grazeley Rds 1 on Bas Rd - advise agents.

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services open space.....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) Mins consultation site.....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

- R. Johnson, Engineering Services (re Drainage)
No pre-apps.

NEIGHBOURS:

2 x. Basingstoke Rd. Grazeley Road.
S/N + Please notify same properties as for app F/2000/2131
N.B. Pls include following people who have objected to 2131:-
B. Merrett, Ivanhoe, Old Basingstoke Rd
Mr & Mrs A Letts, Springholme, " "
Mr D. Williams, 34 Grazeley Rd
Mr & Mrs B. Endean, 30 "
Dr. A.A.C. White, P.O. Box 5136, Riseley, Berks
Mrs K Piercy, Avoca, Basingstoke Road
Mrs Y.M. Gripton, Beverley, Basingstoke Road
Mr G. Cooper, 20 Grazeley Rd

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

07.FEB.2001 * 3321

The Borough Planning Officer
Planning Department
Wokingham District Council
PO BOX 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref: WJ/ahw/A00/116
Date : 22nd December 2000

Dear Sir/Madam

Re: Proposed Development on Land to the rear of 20-34 Grazeley Road, Three Mile Cross, Shinfield for 29 New Houses

Please find enclosed the following documentation in support of a detailed Planning Application for the above.

1. 6 Copies of completed Planning Application forms
2. 6 Copies of drawing no. A00/116/01,02,03,04,05,06,07,08,09,10 & 11
3. A Location Plan at the scale of 1-2500 with the site outlined in red
4. 1 copy of a completed Certificate of Ownership
5. A cheque to the sum of £5,510.00 (29 x £190.00) for the application fee

I trust that the enclosed information is satisfactory for you to register this Application and I look forward to receiving an acknowledgement for this.

Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Warren Joseph
Architectural Department Manager

Direct Line: 0118 9366613
DX: 92952 Lower Earley
E-Mail: wjoseph@romans.co.uk

CC: Andy Brooks – Bewley Homes

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN

Tel
0121 434 3128

Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN

Tel
02380 820110

Fax
02380 820119

www.romans.co.uk

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

PLANNING CLE	39673
POL	
DC	
APP	
CS	
08 FEB 2001	
COPIES TO:	ACK:
	FILE:

Please reply to Winnersh

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

07 FEB 2001 3321

6th February 2001

Our Ref: WJ/jar/A00/116

Dear Sir/Madam

Re: Planning Application for a Development of 29 new houses on Land to the rear of 20-34 Grazeley Road, Three Mile Cross, Shinfield

Please find enclosed six copies of drawing number A00/116/04A and A00/116/12.

As indicated on the revised drawings, the front door, kitchen window and wc window have been re-positioned and now relate to the floor plan and additional elevations of the garage doors have now been supplied.

I trust the enclosed information is satisfactory and the above planning application can now be registered, however, if you require any additional information then please let me know.

Yours faithfully

WARREN JOSEPH
Manager
Architectural Services

Direct Line: 0118 936 6613
E-mail: wjoseph@romans.co.uk

Head Office

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Tel
0118 936 6699

Fax
0118 936 6623

Roman House
118 Broadway
Bracknell
Berkshire
RG12 1AR

Tel
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Fax
01344 304 433

112-114 London Road
North End
Portsmouth
Hampshire
PO2 0LZ

Tel
01705 668 499

Fax
01705 655 009

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Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2161874
VAT 479569766

ROMANS

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

07.FEB.2001 * 5521

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

+ 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.

- 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) .....

.....

(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).

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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 PLC . . . . . .

Date . . . . . 21-12-00 . . . . . .

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

ADDRESS 20 GRAZELEY ROAD PARISH SHINFIELD (71)

PLOT No. ORD. SHEET No. SU7068 - 7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09122	Mr Mrs Gibbs	Repl bungalow Garage & store	29. 8. 78	N/A CA
09222	" "	" "	29. 8. 78	N/A CA
BR 9869	" "	" "	27. 11. 78	app NA
09840	" "	caravan	18. 1. 79	N/A TP 30.1.80

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 09840 Caravan ~~date~~ licence TP 30.1.80 PD Eng - Conservatory - Mrs Cooper 9/8/99

DRAINAGE

091074

ADDRESS 22 GRAZELEY ROAD PARISH SHINFIELD (71)

PLOT No. ORD. SHEET No. SU7068 · 7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 24 GRAZELEY ROAD (COUNCIL HOUSE) PARISH SHINFIELD (71)

PLOT No. ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR12760	Rm Heath	Kitchen extn.	1. 2. 80.	App N/A.
12604	"	"	13.3.80	N/A C/A
BR15821	Rm Heath	Front porch & Conservatory	30. 10. 80.	App N/A.
14496	"	"	18.12.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 26 GRAZELEY ROAD (COUNCIL HOUSE) PARISH SHINFIELD (71)

PLOT No. ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 28 GRAZELEY ROAD — PARISH SHINFIELD

Council House

(71)

PLOT No. — ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 30 GRAZELEY ROAD — PARISH SHINFIELD

Council House

(71)

PLOT No. — ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15043	MR. A. WEBB	O/APP. BUNGALOW & GARAGE	12.3.81	W/D C/A
BR16404		REPL. OUTER SKIN, REPLACEMENT ROOF TILES & INT. ALTS.	19.3.81	APP N/A
16042	Mr Endean	alt & add & Bathroom in roof space to rear,	30.7.81	NA C/A
BR17399.	Mr Endean	ext alteration	10.8.81	app N/A
97/66127/F		S/SC. R. Ext.	24.10.97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

32 GRAZELEY ROAD

ADDRESS CELTIC

PARISH SHINFIELD (71)

PLOT No.

ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 3271	Mr A Beard	Double garage S/s	18. 8. 75	App N/A
03301		extn & alterations	2. 10. 75	N/A C/A
BR17494	Mr P Neville	Porch & room in roof	25. 9. 81	App N/A
19881	"	S/S EXTENSION	25 8 83	N/A C/A
BR21770	"	LOUNGE EXTENSION	23 11 83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

34 GRAZELEY ROAD

ADDRESS 34 GRAZELEY ROAD

PARISH SHINFIELD (71)

PLOT No.

ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10 182	Mr D Williams	Double garage & 2/S extn.	15. 3. 79	N/A C/A
BR10319	" "	" "	2. 5. 79	App N/A
21655	"	ENLARGE HALL GLAZING	12.6.87	C/A
ALA3163	"	"	20.7.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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 by the Chief Officer responsible 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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
07 FEB 2001* 3321

1.	APPLICANT'S NAME	BEWLEY HOMES PLC
	ADDRESS	INHURST HOUSE, BRIMPTON ROAD
		BAUGHURST, HAMPSHIRE
	POST CODE	RG26 5JJ PHONE 0118 970 8200
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROMANS PROFESSIONAL SERVICES
	ADDRESS	4 KING STREET LANE
		WINNERSH BERKSHIRE
	POST CODE	RG41 5AS PHONE 0118 936 6699
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	LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF TWENTY NINE 2 & 3 BEDROOM DWELLINGS FOLLOWING DEMOLITION OF EXISTING DWELLING AT 32 GRAZELEY ROAD
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.918 HA.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	A00/116/01 → 11

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.

TO BE AGREED

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.

CLOSE BOARD FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SEWER / SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES~~NO~~

If no, please give details

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

4.8 M ROAD - SHARED SURFACE

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	29 / 142 *	NONE / NONE *	1 / NOT KNOWN *
BUNGALOW	/ *	/ *	/ *
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.

£5510 (29 x £190)

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 PLC DATE 21 - 12 - 00

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
B2	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

26. 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.

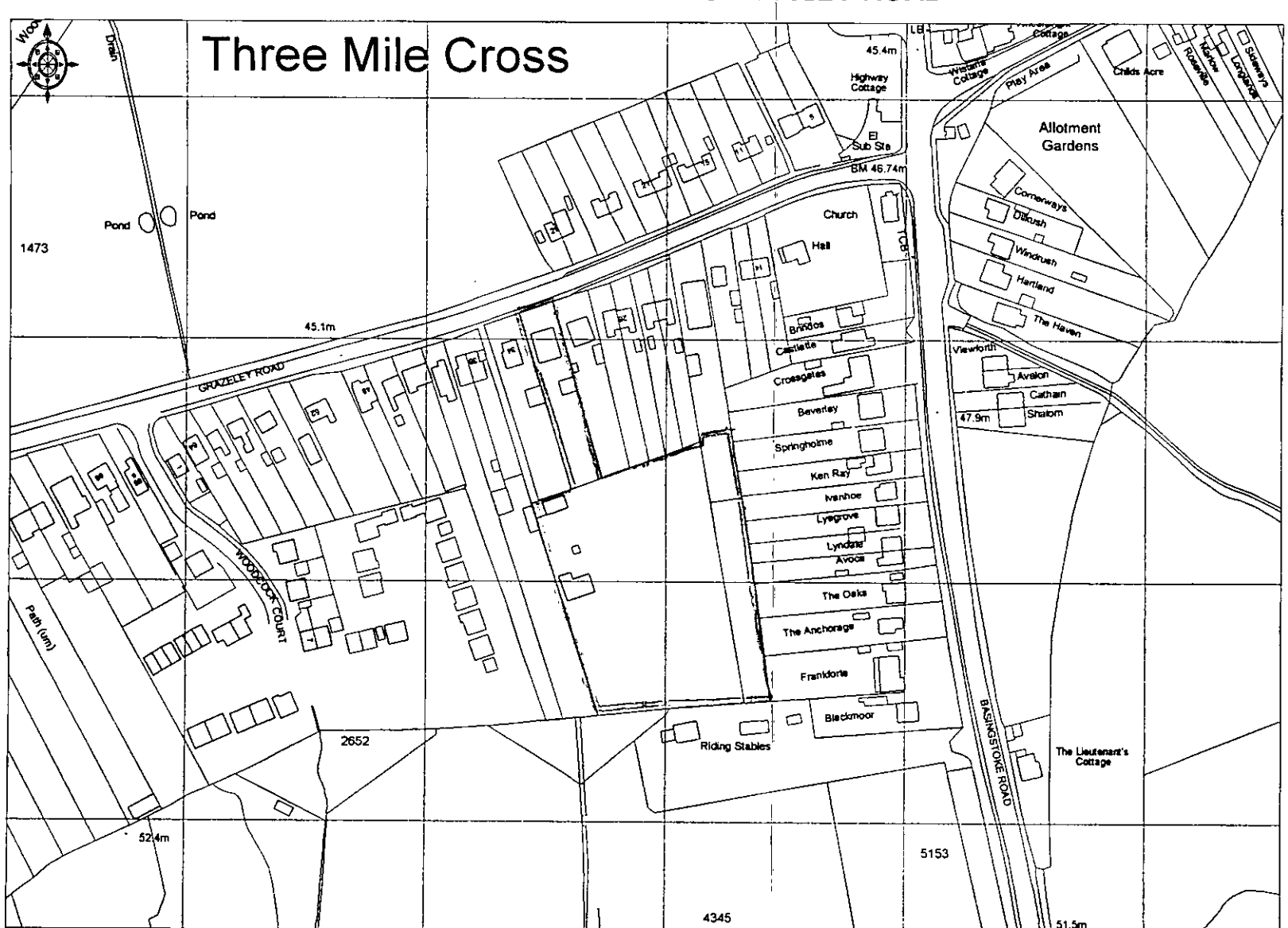
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Please
issue this consent.
with the letter attached

Ta Jane.
Ian

07.FEB.2001 * 3521

LAND TO REAR OF 20-34 GRAZELEY ROAD



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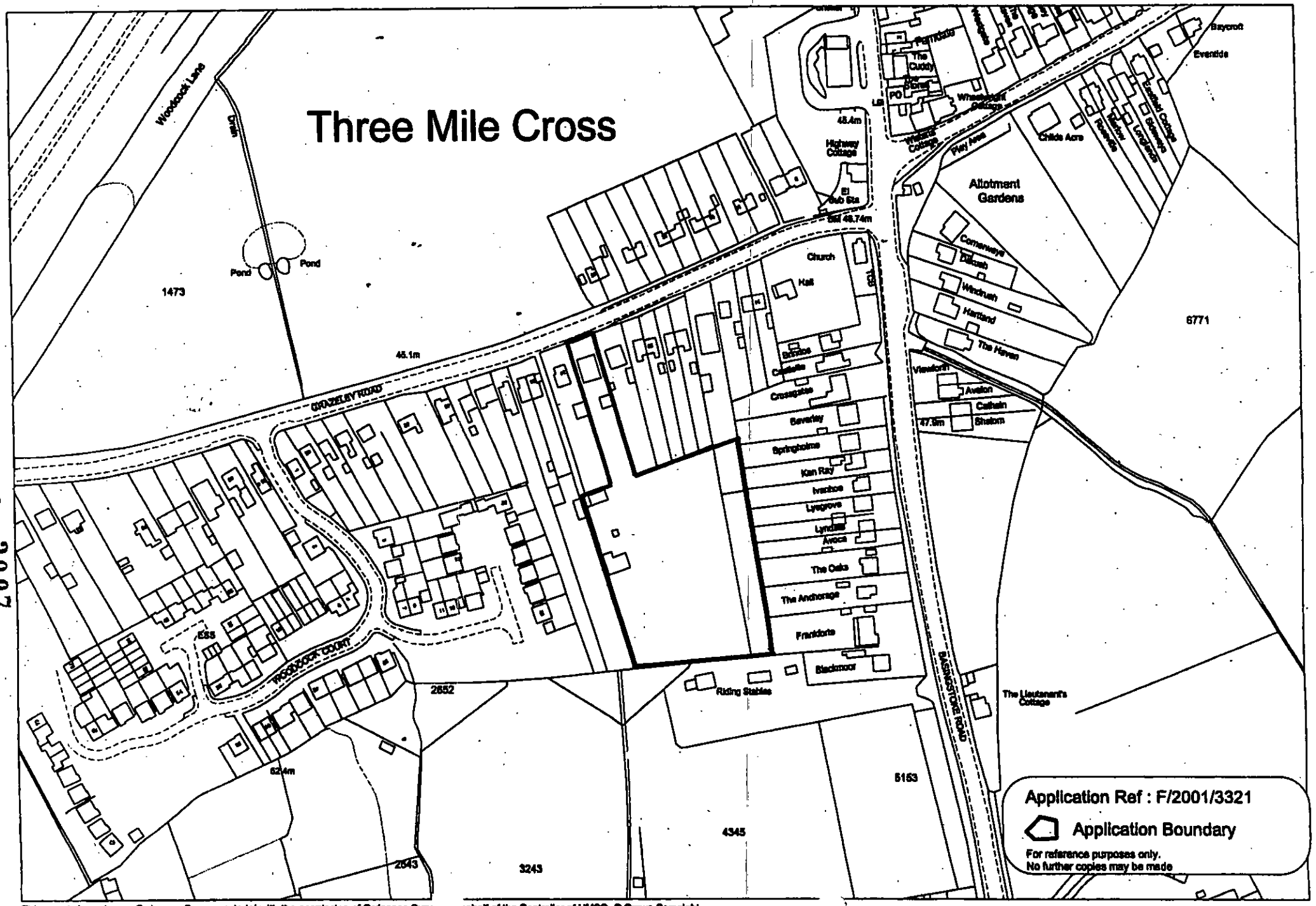
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd.

APPROVED



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Development Control Section, Environmental Se... Wokingham District Council

SOUTHPORT U.K
LONDON OFFICE

X SYSTEMS LTD

F/2001/3321

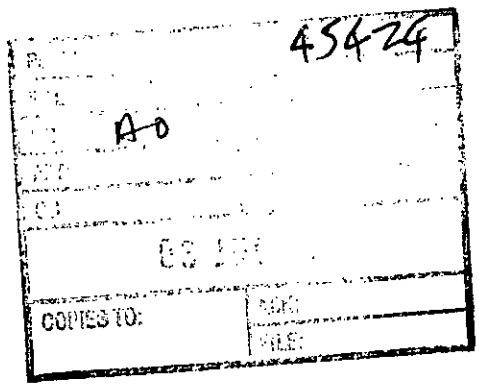
CONTINUED

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA705/TG

5th July 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS AND PLANTING PLAN

Please find enclosed four copies each of our External Works Plan, Drawing No: 717 – 102 Rev A and Planting Plan, Drawing No: 717 - 103 Rev A for your approval. These drawings have been amended to accommodate comments made by the Highway Officer, Steve Auton and the Landscape Architect, Catherine Brimble, as detailed in a letter to us from Mrs Odell dated 27th June 2001.

I trust our proposals are now acceptable but do call me should you have further comments. I look forward to receiving your approval.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Brian Bradshaw – Bewley Homes (letter and one copy of plans)

Directors:
Lionel E Fanshawe BA Dip LA FLI ALI
Associates:
John W Grant BA Dip LA FLI ALI

The Terra firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company Number 4182111 VAT Reg No 781 4111 20

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 September, 2001
My ref. AO/F/2001/3321
Your ref. 2001/717LA621/TG

Terra Firma Consultancy Ltd
28 The Spain
Petersfield
Hants
GU32 3LA

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

Dear Mr Griffin

PLANNING APPLICATION F/2001/3321
PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 12 September and enclosed revised External Works Plan No. 717-102 Rev.B. I confirm the proposals are acceptable. However, the above continues to exclude approval for the boundaries adjacent to the access road at the sides of Nos. 30 and 34 Grazeley Road, until I receive assurance regarding the points raised in my letter of 9 August have been dealt with. (Mr Bradshaw rang me today about this and he is to provide the confirmation I requested.)

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 January, 2002
My ref. AO/F/2001/3321
Your ref. 01047/RJW/36

Calleva Design
23b Goat Lane
BASINGSTOKE
RG21 7PZ

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

Dear Mr Wilson

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - CONDITION 16

Following advice we have received from the Environment Agency, I confirm the surface water source control proposals shown on plans Nos. 01047 – 11,12,13 & 32 are acceptable for compliance with the above condition, providing the information and drawings are correct and correctly interpreted.

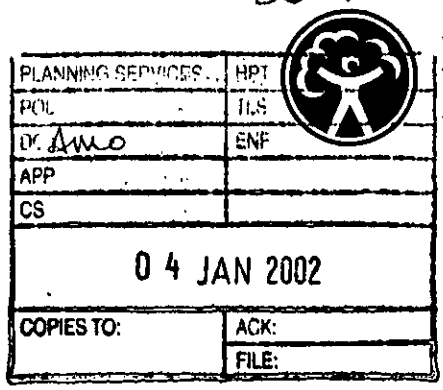
I trust the above is clear, but if you wish to discuss the matter further please contact Angela Odell. (I enclose a copy of the Environment Agency's letter for your information.)

Yours sincerely

M L THORP
Principal Development Control Officer

c.c. Dan Ledger

SO1413



ENVIRONMENT AGENCY

Our Ref : SP/2001/004295-1/1
Your Ref : F/2001/3321

Date : 28 December 2001

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

Dear Mrs Odell
DETAILS PURSUANT TO CONDITIONS; 20-34 GRAZELY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter dated 10th August 2001, received on 13th August 2001. Please quote the following reference in any correspondence: **SU76NW/12/15**. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

When consulted on the planning application for this site, the Environment Agency (EA) advised that a condition be imposed with regards to surface water discharge. We note that planning condition number 16 responded to our recommendation in full.

We have reviewed plans (Drwg. Nos 0104-12, 01047-11, 01047-13 and 01047-32) on the work provided by the developer and/or their consultants, which we understand, are provided to discharge the terms of the condition. We are reliant on the accuracy and completeness of these reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors. Based upon these reports, we can confirm that the EA considers that the work carried out at the site meets the requirements of the condition proposed by the agency.

If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

M. Rose.

MATTHEW ROSE
Development Planning Officer

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

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Grazeley Road/019/BB
Your ref. F/2001/3321

AMO

PLANNING SERVICES	RPT 45726
POL	
DC AO	
APP	
CS	
COPIES TO:	

9th March 2001

Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Re: Grazeley Road, Three Mile Cross RG7 1BJ.

I confirm the receipt of your letter dated 3rd July 2001, approving the materials for the above development.

I also acknowledge the telephone message that you left regarding your request to the change one block from a buff to a red brick. Therefore, I confirm that I have changed plots 10, 11 & 12 and duly enclose our revised material allocation specification.

I trust this is in accordance with your requirements and unless I you respond to the contrary, I shall consider you have accepted the amendment.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

Angi

The shared surface should be block paved with granite sett edging (I have previously spoken to their consultant)

Steve A

GRAZELEY ROAD

MATERIAL SCHEDULE

PLOT No	PLINTH BRICK including detached garages	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1	Thurlstone Buff Multi up to plinth level, swept gauged arches with reconstituted stone keystones and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 2	Thurlstone Buff Multi up to plinth level and three course projecting string band at joist level to rear elevation.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to feature porch with stop chamfered softwood posts painted gloss white.
Plot 3	Thurlstone Buff Multi up to plinth level, swept gauged arches with reconstituted stone keystones and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 4	As main brick	Broadmoor Newland Blend brickwork, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 5	As main brick	Broadmoor Newland Blend brickwork, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 6	As main brick	Broadmoor Newland Blend brickwork, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 7	Chelwood Finsbury Red up to plinth level, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 8	Chelwood Finsbury Red up to plinth level, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 9	Chelwood Finsbury Red up to plinth level, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 10	As main brick	Chelwood Finsbury Red, snapped header course below tilehanging to front gable and dentil course at garage lintel level. Three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof.	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above garages. Feature porch with decorative gallows brackets painted gloss white. Decorative lead feature below tilehung window.
Plot 11	As main brick	Chelwood Finsbury Red with three course projecting string band at joist level to rear elevation.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Stop chamfered softwood post and braces painted gloss white.
Plot 12	As main brick	Chelwood Finsbury Red, dentil course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 13	As main brick	Broadmoor Newland Blend brickwork, swept guage arches with reconstituted stone keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to feature porch with decorative gallows brackets painted gloss white.
Plot 14	As main brick	Broadmoor Newland Blend brickwork, swept guage arch with reconstituted stone keystone and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post painted gloss white.
Plot 15	As main brick	Broadmoor Newland Blend brickwork, swept guage arch with reconstituted stone keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 16	Chelwood Finsbury Red up to plinth level, double header swept gauged arches and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 17	Chelwood Finsbury Red up to plinth level and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to window peaks.
Plot 18	Chelwood Finsbury Red up to plinth level, double header swept gauged arches and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 19	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstituted stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 20	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstituted stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern above feature porch with decorative gallows brackets painted gloss white.
Plot 21	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstituted stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 22	As main brick	Broadmoor Newland Blend brickwork, dentil course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 23	As main brick	Broadmoor Newland Blend brickwork, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge	Stop chamfered softwood post painted gloss white.
Plot 24	As main brick	Broadmoor Newland Blend brickwork, snapped header course below tilehanging, double header swept guage arches and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch and bay roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable. Feature porch with decorative gallows brackets painted gloss white.
Plot 25	Thurlstone Buff Multi up to plinth level and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof, low level porch and bay roof with matching ridge	Feature porch with decorative gallows brackets painted gloss white.
Plot 26	Thurlstone Buff Multi up to plinth level, snapped header course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to front gable and porch. Stop chamfered softwood posts painted gloss white.
Plot 27	Thurlstone Buff Multi up to plinth level, double header swept guage arch and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge	Stop chamfered softwood post painted gloss white.
Plot 28	Baggeridge Blue Dragwire to up to plinth level, including double header swept guage arches and middle course of the three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with terracotta concrete ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.
Plot 29	Chelwood Finsbury Red brickwork to up to plinth level, including double header swept guage arches and middle course of the three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Mendip Acorn Brown tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.

Note: IG steel woodgrain (IGSWG6) Shaftsbury style door is divided into 9 panes with small squares in corners
All windows, fascia & bargeboards to be white PVCu.
Porch soffits and vertial ends to be white TGV moulded PVCu.
Front Entrance doors IG steel woodgrain, white pre-finished as follows:
Plots 1, 3, 5, 8, 10, 12, 13, 15, 17, 20 - Shaftsbury style (IGSWG6) door : Plots 2, 11, 14, 19, 21, 23, 26, 28, 29 - Rothbury style (IGSWG5) door: Plots 4, 6, 7, 9, 16, 18, 22, 24, 25, 27 - Lanseer style (IGSWG4) door.
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - white) - Plots 3, 12, 13, 14, 15, 22, 23 - Avonbrook: Plots 1, 10, 11, 24, 25, 28, 29 - Pembroke: Plots 16, 17, 18, 19, 20, 21, 26, 27 - Canterbury.
New highway cross-over to be black tarmac
Shared access driveway to be black tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Private driveways to be black tarmac with 50 x 150 edgings.
Patio finish to be Buff riven slabs to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared
Fencing - 1.8m high timber closeboard fencing between properties, where seen from the access road, with timber access gate. Between the property and a detached garage or to the boundary with a parking space
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA601/TG

1st June 2001

44026

PLANNING SERVICES	HPT
POL	TLS
DC AO	ENF
APP	
CS	
04 JUN 2001	
COPIES TO:	ACK:
	FILE:

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WH

Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
PROTECTIVE FENCING PLAN

Please find enclosed four copies of our Protective Fencing Plan Drawing No: 717 – 101 for your approval. This is submitted to satisfy Condition 14 of the Planning Approval.

I trust our proposals are acceptable but do call me should you have any queries.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Robert Miles – Bewley Homes

Director:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham DipLA (Leeds) MLI

The Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company Number 4849802 VAT Reg No. 544 2441 62

Memo to: highways **17.1.02**

From: Angela Odell

F/2001/3321 – REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Please see attached and advise re. condition 10.

Memo to: Highways **17.1.02**

From: Angela Odell

F/2001/3321 – REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Please see attached and advise re. condition 10.

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/717la115/RH 15 January, 2002

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

PLANNING SERVICES	HPT51853
POL	TLS
DC Amo	ENF
APP	
CS	
16 JAN 2002	
COPIES TO:	ACK:
	FILE:

Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
CONDITION NOS. 3 &10

Please find enclosed six copies each of our External Works Plan, drawing no. 717- Rev C and our Planting plan, drawing no. 717-103B in respect of the above conditions.

I trust our proposals are acceptable, but please call if your require any clarification or further copies.

Yours faithfully

Robyn Holland
Associate
The **terra firma** *Consultancy*

enc.
cc. Robert Miles – Bewley Homes (letter only)

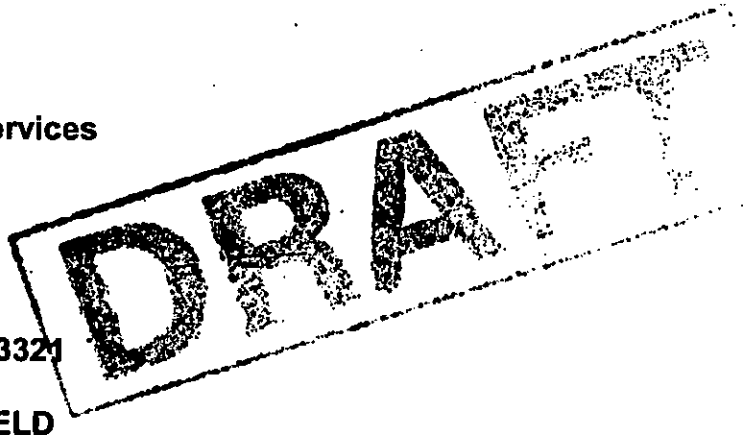
CHECKED 2002
URBAN DESIGN GROUP
Principals:
Consultant:

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Bewley Homes
C/O Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/3321

Parish: **SHINFIELD**

Location: **Land Rear Of 20 - 34 Grazeley Road, Three Mile Cross, Reading**

Proposal: **Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.**

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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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 side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. The bathroom windows in the first floor side elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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

Condition
8. 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
9. Notwithstanding the plan submitted, the accessway shall be designed and constructed to adoptable standards in accordance with the requirements contained in the Berkshire design Guide (to include standard turning head, widening on the bends and forward visibility across the bends and traffic calming measures).

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.

DRAFT

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 July, 2001
My ref. AO/F/2001/3321
Your ref. 2001/717LA621/TG

Terra Firma Consultancy Ltd
28 The Spain
Petersfield
Hants
GU32 3LA

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

Dear Mr Griffin

PLANNING APPLICATION F/2001/3321
PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I refer to your letter of 5 July and enclosed drawings. As you are aware the revised landscaping drawing No. 717 – 103 Rev.A is awaiting further comments from the landscape officer, who is currently on holiday. However, regarding plan 717 – 102 rev.A, we consider that close boarded fencing along the rear (south) boundary is not acceptable, because it would provide an urbanising appearance to the countryside edge. I therefore suggest that it is replaced with 1.8m. high black plastic coated chain-link fencing and bushes/hedging. This fencing should be erected as soon as possible and certainly before any development (including site clearance works) commence.

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

Yours sincerely

AO.

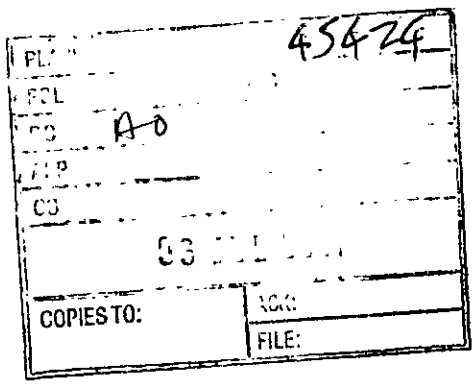
MRS A ODELL
Senior Planner

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA705/TG

5th July 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS AND PLANTING PLAN

Please find enclosed four copies each of our External Works Plan, Drawing No: 717 – 102 Rev A and Planting Plan, Drawing No: 717 - 103 Rev A for your approval. These drawings have been amended to accommodate comments made by the Highway Officer, Steve Auton and the Landscape Architect, Catherine Brimble, as detailed in a letter to us from Mrs Odell dated 27th June 2001.

I trust our proposals are now acceptable but do call me should you have further comments. I look forward to receiving your approval.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Brian Bradshaw – Bewley Homes (letter and one copy of plans)

Director:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham DipLA (Leeds) MLI

The Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company Number 4849802 VAT Reg No. 544 2441 62

Landscape Architecture . Landscape Planning . Impact Assessment . Graphic Design

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/717la219/RH

19.February, 2002

53338
PCL
DC dmo
CS
2 FEB 2002
COMMENTS

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WH

Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
CONDITION NOS. 12 & 14

I have spoken with our client with reference to your comments regarding screen planting to the rear of plots 8&9. To their knowledge there has been no discussion with adjacent landowners about this matter in the course of the current application.

In a previous application, now abandoned, there was a pumping station in this vicinity and I understand there had been some discussion about screen planting at that time. I hope that this explanation now resolves the issue and you will be able to release condition no. 12.

I await to hear from you about the release of condition no. 14 (tree protection). As previously mentioned we submitted the plan on 1st June.

Yours faithfully

Robyn Holland

Robyn Holland
Associate
The **terra firma** *Consultancy*

cc. B Bradshaw , A Brooks – Bewley Homes

Principal: Lionel E Fanshawe BA Dip LA MLI
Associate: Robyn A Holland BA (Hons) Dip LA MLI
Consultant: John N Wigham Dip LA MLI
Company Secretary: Denise K Richardson

www.terrafirmaconsultancy.com
e-mail: tfconsults@aol.com
VAT Reg No. 511 2111 62

The **terra firma** *Consultancy*
28 The Spain, Petersfield, Hants GU32 3LA
Tel: 01730 262040 Fax: 01730 262050

drawing issue

PLG HPT
POL TCS
ENF
16 JAN 2002
COPIES TO ACK FILE

Project: GRAZELEY ROAD PEARLING

Project no: 717

Sheet no: 1

Day	17	01	15	21	4	12	15							
Month	05	06	06	06	07	09	01							
Year	01	01	01	01	01	01	02							

Drwg. no.	Description	Size
101	TREE PROTECTION PLAN	A1
102	EXTERNAL WORKS	A1
103	PLANTING PLAN	A1

1	1													
1			1	A	B	C								
		0	0	A		B								

Distribution:

BRIAN BRADSHAW - BEWLEY
ROBERT MILES - BEWLEY
WOKINGHAM DISTRICT COUNCIL
GARY FISH - BEWLEY

		1	1	1										
1						1								
	4		4	4	4	6								
					1									

Preliminary **Information** **Planning** **Tender** **Issued By:**
Construction **Contract** **Approval** **As Built**

01256 474947

Calleva Design

Consulting Civil & Structural Engineers

Fax To:-	**Wokingham D.C.**	**Fax No:-**	0118 974 6484
Attention:-	**Angela Odell**	**From:-**	Rob Wilson
Date:	18 September 2001	**Pages:-**(Incl. This sheet)	9
Subject:-	Grazeley Road	**Ref.:-**	01047/RJW/46F

● **Comments:** Dear Ms Odell

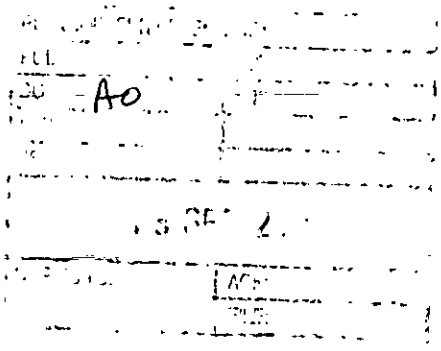
Further to our telephone conversation of earlier today Please find attached the new relevant information from an to the environment agency. Please note the letter of 25th June 2001 relates this development to the previous proposals.

The overall rate of discharge from the site remains the same despite the increase in surface area.

Regards

Rob Wilson

Calleva Design.



23b Goat Lane - Basingstoke - Hampshire - RG21 7PZ - Telephone 01256 474347 - Facsimile 01256 474947

Calleva Design Services Ltd - Registered in England No. 2785943 - Registered Office - 23b Goat Lane - Basingstoke - Hampshire - RG21 7PZ

Our ref: SP\2001\003736\001
Your ref: 01047/RJW/06

Date: 25th June 2001

ENVIRONMENT AGENCY

Rob Wilson
Calleva Design Services
23b Goat Lane
Basingstoke
Hants
RG21 7PZ

RECEIVED
27 JUN 2001
01047

cc R Wilson
N Chetwood 27/6

Dear Sir

BEWLEY HOMES DEVELOPMENT, GRAZELEY ROAD, THREE MILE CROSS

Thank you for your letter dated 14 May 2001 regarding the surface water drainage scheme for the above development. You are asked to quote the following reference in any correspondence: SU76NW/12/15.

I confirm that the Environment Agency has no additional comments to make in respect of the surface water run-off rate previously agreed for this site.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

01047

98035/RJW/22

14 April 1998

Wokingham District Council
P O Box 157
Civic Offices
Shute End
WOKINGHAM
Berks RG40 1WR

FAO Mr R Johnson

Dear Sir

RE: LAND DRAINAGE, GRAZELEY ROAD

Further to your letter of 8 April, I enclose my calculations for the run-off from the existing site and confirm that the site area is 0.929 ha.

It is proposed that all of the drains under the road will be adopted by Thames Water.

I trust you will find the above to be in order, however should you have any comments or queries please do not hesitate to contact me.

Yours sincerely

Rob Wilson
Director
Calleva Design Services Ltd.

enc.

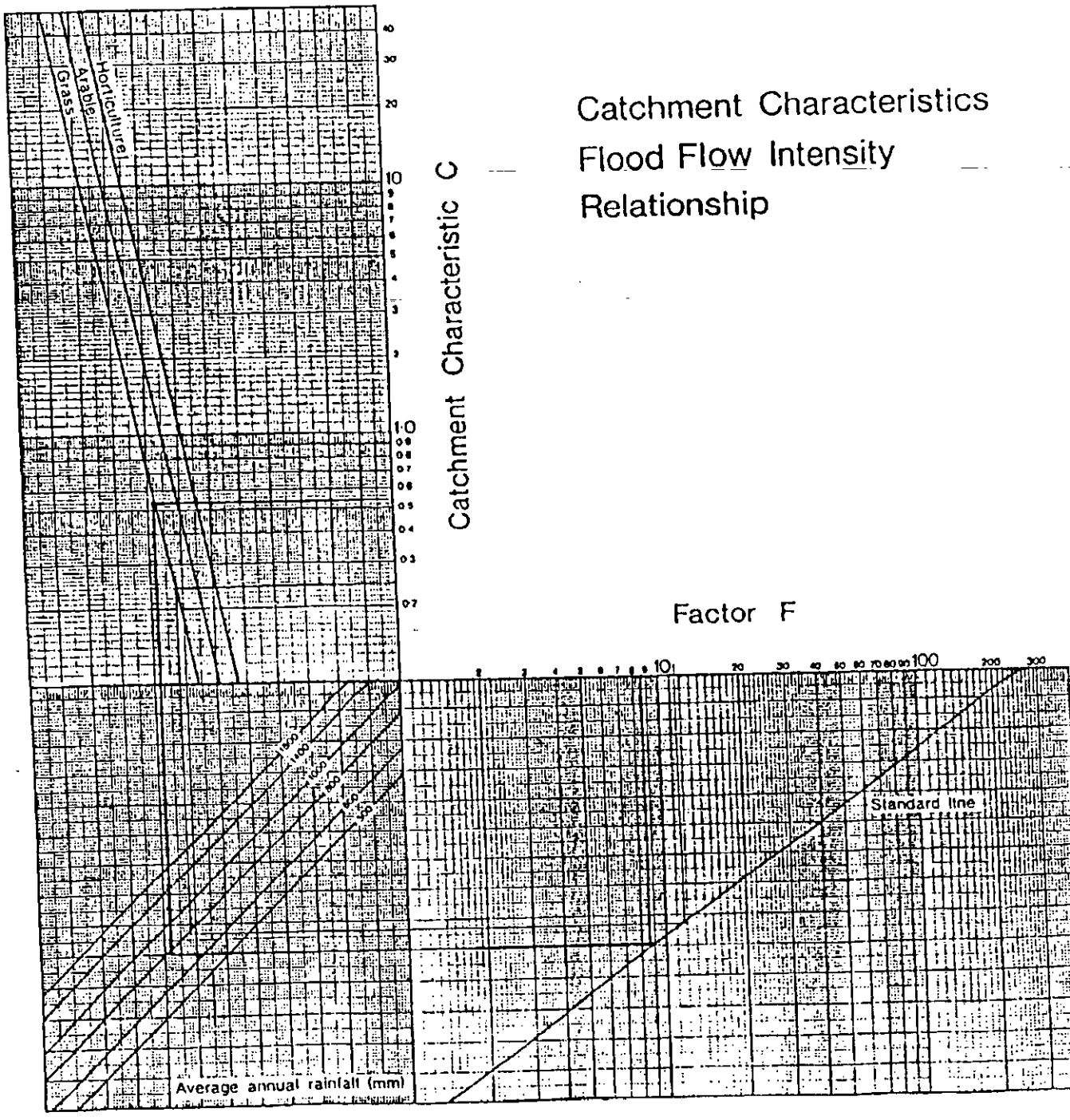
Calleva Design Services
Consulting Civil & Structural Engineers

CALCULATIONS FOR SURFACE RUN-OFF AT GRAZELEY ROAD THREE MILE CROSS FOR BEWLEY HOMES	Date 4 APR 78	By RJW	Job No 98035
		Checked	Sheet C/SW/01

CALCULATION OF RUN-OFF FROM SITE
USING MAFF REFERENCE BOOK 345

CATCHMENT AREA	A(ha)	0.9286
MAX LENGTH OF CATCHMENT	L(m)	170.0000
ht		5.3000
SLOPE	S(ht/L)	0.0312
CATCHMENT CHARACTERISTIC	C	0.5453
CROP TYPE		GRASS
AAR	(mm)	798
SOIL TYPE	St	0.8
FACTOR	F	8.6
PEAK FLOW		6.39

Appendix 6



Catchment Characteristics
Flood Flow Intensity
Relationship

ENVIRONMENT AGENCY

Our ref: SU76NW/12/9/PH/L0036
Your ref:

Direct Telephone: Peter Hempstead
01491 82 8395

Date: 23 June 1998

RECEIVED
25 JUN 1998
98035

Mr R Wilson
Calleva Design Services
Goat Lane
Basingstoke
Hants
RG21 7PZ

Dear Mr Wilson

DEVELOPMENT AT GRAZELEY ROAD, THREE MILE CROSS, BERKS

Thank you for sending me copies of recent correspondence on the surface water drainage arrangements.

Having due consideration, I can now confirm that your proposals for discharge limitation are acceptable and I understand that all other aspects affecting our interests have been satisfactorily resolved through the South East Area Office in Reading.

Your co-operation in this matter is appreciated.

Yours sincerely

9047

Telefax
To: Ros Miles
Fax: AUTO
From: Rob Wilson
Date: 26/4/2001 Pages: 4
Post-it® Notes 7669

Peter Hempstead
DEVELOPMENT LIAISON ENGINEER

Wallingford Oxon OX10 8BD

01047

0118 974 6334 Fax: 0118 974 6313

15 May 1998

98035/RJW/38

RJ/MRR/H13/265

RECEIVED
18 MAY 1998
98035

Calleva Design
23B Goat Lane
BASINGSTOKE
RG21 7PZ

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

Dear Sirs

BEWLEY HOMES DEVELOPMENT - GRAZELEY ROAD, SHINFIELD

I refer to your letter of 12 May 1998 with regard to the above development and can approve a surface water discharge of 5 l/s from this development into the existing ditch,

Yours faithfully

R Johnson

R Johnson
Senior Assistant Engineer

/RJW/38

1998

ingham District Council
ronmental Services Dept
Box 153
End
KINGHAM
RG40 1WL

Mr R Johnson

BEWLEY HOMES DEVELOPMENT
GRAZELEY ROAD - THREE MILE CROSS

ter to your letter of 5 May 1998 and our subsequent telephone conversation of 11 May 1998, I confirm that minimum discharge from the hydrobrake is 5 l/s.

you will find the above to be in order, however should you have any comments or queries please do not te to contact me.

faithfully

Wilson
Design Services Ltd.

Stephen Hart - Philip Design Associates
Robert Miles - Bewley Homes plc

98035/RJW/13

27 March 1998

The Environment Agency
Planning & Liaison (South-East)
Kings Meadow House
Kings Meadow Road
READING
Berks RG1 8DQ

FAO Mr A Russell

Dear Sirs

RE: SURFACE WATER DISCHARGE - GRAZELEY ROAD

With reference to the above project, I enclose two copies of the site layout drawing showing the proposed drainage system.

We have based the scheme on storage of rainwater from a 1 in 50 year storm and discharging to the ditch at 5 l/s via a hydrobraker.

I trust you will find the above to be in order, however should you have any comments or queries please do not hesitate to contact me.

Yours faithfully

Rob Wilson
Director
Calleva Design Services Ltd.

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AMO
PL... APP 4742
BC
AMO
- 6 SEP 2001
... LOG
FILE

MH/GYF/1657

Your Ref: PJH/2/RFS/01/4585
Our Ref: MH/GYF/1654

29 August 2001

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Mrs Odell

Dear Mrs Odell

Re: 34 Grazeley Road, Three Mile Cross, Reading
Application Number: F/2001/3321

Further to the Planning Consent issued for the above development, I write to confirm the arrangements made to comply with Condition 9 as follows:-

A layout of the site is enclosed on which we have denoted:

- the compound.
- route for vehicles delivering materials onto site.
- where materials are to be stored.
- turning area.
- route for vehicles leaving site.

Please do not hesitate to contact me on my mobile 07774 148105 if you require any further information.

Yours sincerely

pp **Mick Heaver**
Projects Manager

encs

cc Robert Miles

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

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

Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the relevant part of the consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plans. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

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

Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the relevant part of the consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plans. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

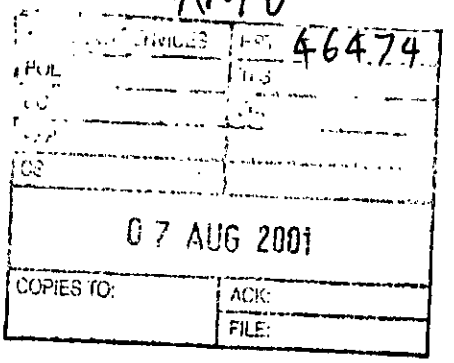
Calleva Design

Consulting Civil & Structural Engineers

01047/RJW/36

3 August 2001

AM 0



Wokingham District Council
P O Box 153
Shute End
WOKINGHAM
Berks RG40 1WL

FAO Angela Odell

Dear Ms Odell

RE: GRAZELEY ROAD, THREE MILE CROSS
REF: T/2001/3321

With reference to the above project, please find enclosed the site layout and construction details for the pump station. The pumps are submerged with an underground chamber and hence will be barely audible.

We have provided surface water details to the Environment Agency and a copy of their response is attached. We have also passed the details to your land drainage section but have so far not received any response.

In respect of the highways, we have received approval from Steve Auton and have submitted the drawings for a Section 38 Agreement.

I trust the enclosures will satisfy the Condition Nos. 9, 16, 17 & 18.

Yours sincerely

Rob Wilson
Director
Calleva Design Services Ltd.

enc.

23b GOAT LANE • BASINGSTOKE • HAMPSHIRE • RG21 7PZ • TELEPHONE 01256 474347 • FACSIMILE 01256 474947
Calleva Design Services Ltd • Registered in England No: 2785943 • Registered Office • 23b Goat Lane • Basingstoke • Hants • RG21 7PZ
Directors • Roy Parsons I Eng AMICE AMIStructE • Rob Wilson B Eng. (Hons)
E-Mail: callevades@aol.com

Calleva Design Services

Drawing And Issue Schedule

23b Goat Lane, Basingstoke, Hampshire.
Telephone:- (01256) 474347 Facsimile :- (01256) 474947

Project No: 01047 Sheet No. 1A

Project Title:-
BEWLEY HOMES PLC
RESIDENTIAL DEVELOPMENT
GRAZELEY ROAD THREE MILE CROSS

Drg.No.	Drawing Title		Size	Day	22	3	3	5	9	18	18	2	2	3
				Month	6	6	6	7	7	7	7	8	8	8
				Year	2001	2001	2001	2001	2001	2001	2001	2001	2001	2001
01														
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10														
11	SITE LAYOUT	SHEET 1 OF 2	A1							D			D
12	SITE LAYOUT	SHEET 2 OF 2	A1							D			D
13	SITE LAYOUT	OFF SITE SEWER	A1		P								P
14														
15														
16														
18														
19														
20														
21	FOUL AND STORM SEWER PROFILES		A1		B	B								
22	ROAD PROFILES		A2											
23														
24														
31	DRAINAGE CONSTRUCTION DETAILS		A1											
32	FOUL PUMP STATION DETAILS		A1											P
33	ROAD CONSTRUCTION DETAILS		A1							A	A			
34	BOUNDARY WALL CONSTRUCTION DETAILS		A1									X		
41	SITE LAYOUT	SETTING OUT	A1						X		A			
51	SITE LAYOUT	SECTION 38	A2	X										
52	SITE LAYOUT	SECTION 104	A2			X								
53	SITE LAYOUT	SECTION 38 STREET LIGHTING	A2				X						A	

Distribution	Issued For *		S38	B	S104	S38	W	W	W	A	W	I
BEWLEY HOMES PLC	GARY FISH		1						1	1	1	
WOKINGHAM DC	S AUTON HIGHWAYS		1			2		2				
THAMES WATER UTILITIES					1							
WOKINGHAM DC	LAND DRAINAGE											1
PIMS PUMPS				1								
THE ENVIRONMENT AGENCY												
HRD LTD	ALAN BEST											
ROMANS	RICHARD BARNETT											

* C= Comment, B= Billing, I = Information, R= Requested
W = Construction, A = Approval,BR = B.REGS Other :- Specify

Issued By	RW	RW	RW	RJW	RJW	RGP	RGP	RGP	RGP	CBH

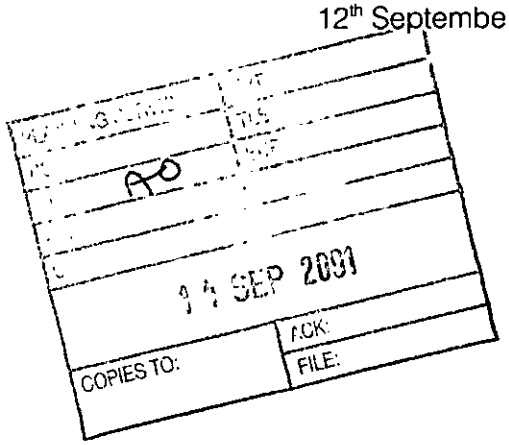
terra firma CONSULTANCY
25 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

47752

Our ref: 2001/717LA912/TG

12th September 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS

Please find enclosed four copies each of our External Works Plan, Drawing No: 717 – 102 Rev B. This drawing has been amended to accommodate comments made on site to Gary Fish of Bewley Homes by your Senior Planner, Angela Odell.

I trust this revised drawing is now acceptable. I look forward to receiving your Approval.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Gary Fish – Bewley Homes plc (letter and one copy of plans)

Principal:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham Dip LA (Leeds) MLI

www.terrafirmaconsultancy.com
e-mail: TFConsultsGaol.com
VAT Reg No. 544 2441 62

Landscape Architecture . Landscape Planning . Impact Assessment . Graphic Design

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

Rear of 26–30 Grazeley Road Three Mile Cross, Berkshire

An Archaeological Watching Brief

by Clare Challis

Site Code GRR 98/29

(SU71396760)

Rear of 20–36 Grazeley Road
Three Mile Cross, Berkshire

An Archaeological Watching Brief

For Bewley Homes

by Clare Challis

Thames Valley Archaeological Services Ltd

Site Code GRR 98/29

February 2002

Summary

Site name: Rear of 20–36 Grazeley Road, Three Mile Cross, Berkshire

Grid reference: SU 7139 6760

Site activity: Watching Brief

Date and duration of project: 20th August to 18th September

Project manager: Steve Ford

Site supervisor: Clare Challis

Site code: GRR 98/29

Area of site: 0.96 hectares

Summary of results: No archaeology identified or artefacts recovered

Monuments identified: None

Location and reference of archive: The archive is presently held by Thames Valley Archaeological Services Ltd, 47-49 De Beauvoir Road, Reading, Berkshire, RG1 5NR and will be deposited with Reading Museum in due course..

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Report edited/checked by:	Steve Ford✓ 22.02.02 Steve Preston✓ 22.02..02

Rear of 20-36 Grazeley Road, Three Mile Cross, Berkshire
An Archaeological Watching Brief

by Clare Challis

Report 98/29

Introduction

This report documents the results of an archaeological watching brief carried out at the rear of 20–36 Grazeley Road, Three Mile Cross, Berkshire (SU 71396760) (Figs 1 and 2). The work was commissioned by Mr Robert Miles of Bewley Homes Plc, Inhurst House, Brimpton Road, Baughurst, Hampshire, RG26 5JJ. Planning permission (F/2001/3321) was granted by Wokingham District Council for the construction of 29 new houses to the rear of 20–36 Grazeley Road. This permission was subject to the implementation of an archaeological watching brief to take place during groundworks. This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG16 1990), and the District's policies on archaeology. The field investigation was carried out to a specification approved by Mr Rob Bourn, of Babtie, archaeological advisers to Wokingham District Council. The fieldwork was undertaken by Clare Challis, Steve Ford and Sian Anthony on 20th, 24th, 27th August and 18th September 2001 and the site code is GRR 98/29.

Location, topography and geology

The site is located on the southern margins of Reading on the eastern valley side of the Foudry Brook/ River Kennet. The underlying geology for this area is London Clay (BGS 1946) and this was observed on site. The height above Ordnance Datum is *c.* 46m.

Archaeological background

The site lies close to the gravel terraces of the River Kennet and Foudry Brook which have produced much evidence of prehistoric and Roman settlement (e.g., Moore and Jennings 1992). This settlement pattern has been seen to extend into adjacent areas (e.g., Howell and Ford 1994) and it was considered that similar activity may have occurred in the vicinity of this site. Approximately 5km to the south-west lies the Roman town of Silchester (*Calleva Atrebatum*). The projected the route of a Roman road from Silchester to St Albans passes close to the site. Two other watching briefs have been undertaken, in the near vicinity of the site, both centred on Grazeley Road. One to the west found a single undated pit along with a scatter of burnt flint and a sherd of pottery,

possibly dating from the Iron Age (Taylor 1998). The second watching brief further to the west found no archaeological deposits (Saunders and Hammond, 2000).

Objectives and methodology

The purpose of the watching brief was to excavate and record any archaeological deposits affected by the construction of the new houses. This was to involve the monitoring of topsoil stripping and the excavation of foundation and service trenches as necessary. Spoil heaps were also to be monitored for finds if possible.

Results

A total of four visits made to the site variously examined topsoil stripped areas, exposed sections, sections of foundation trenches and spoilheaps. This is displayed graphically on Figure 3. The pre-existing stratigraphy of the site was observed in sections at the edge of the stripped area and comprised topsoil to a depth of 0.24m overlying London Clay. In general, examination of footing trenches took place on the western section of the site with topsoil stripped areas available on the eastern side. The ground was reduced by up to 0.74m in the west graduated to 0.3m in the east .

The footings were dug through the stripped and reduced surface to a depth of 1.2m. They were 0.6m wide. The geology exposed comprised London Clay. No cut features were observed in the footing trenches.

Stripped areas were also examined for archaeological features and artefacts, but none were present. The topsoil and subsoil had temporarily been retained on-site and these spoilheaps were monitored for finds but apart from modern items, this too was without result.

Conclusion

The watching brief did not reveal any finds or deposits of archaeological interest and it can be concluded that the groundworks have not damaged or disturbed archaeological deposits.

References

BGS, 1946, *British Geological Survey*, 1:250 000, Sheet 268, Drift Edition, Keyworth

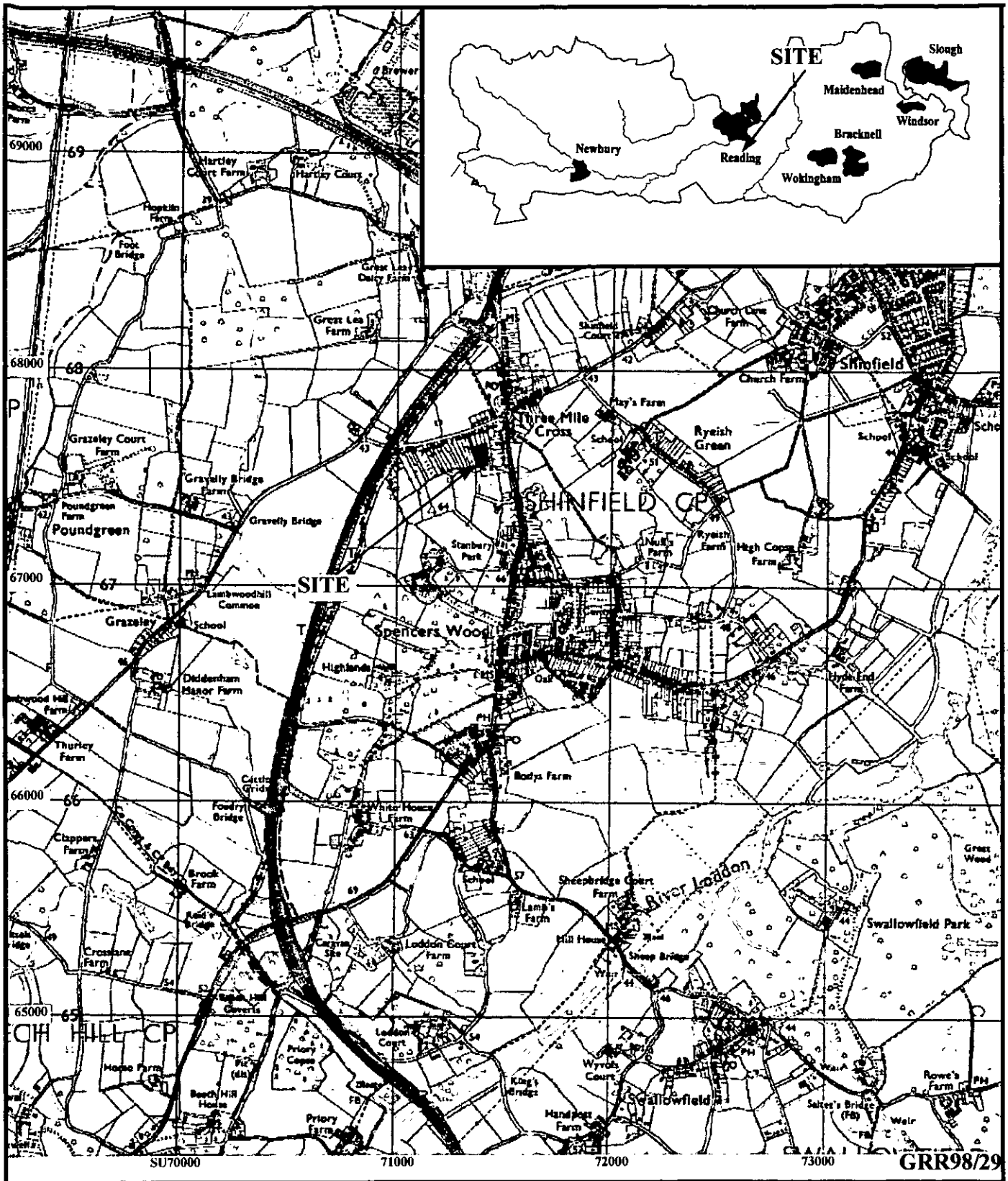
Howell, I and Ford, S, 1994, Little Lea Farmhouse, Reading, Berkshire, archaeological evaluation, Thames Valley Archaeological Services report 94/42, Reading

Moore, J and Jennings, D, 1992, *Reading Business Park: A Bronze Age Landscape, Thames Valley Landscapes: The Kennet Valley, 1*, Oxford Archaeological Unit, Oxford

PPG 16, 1990, *Archaeology and Planning*, Dept of the Environment Planning Policy Guidance 16, HMSO

Saunders, J and Hammond, S, 2000, 72-90 Grazeley Road, Three Mile Cross, Berkshire, an archaeological watching brief, Thames Valley Archaeological Services report 99/74, Reading

Taylor, K, 1998, Grazeley Road, Three Mile Cross, Berkshire, an archaeological watching brief, Thames Valley Archaeological Services report 98/4, Reading



20-36 Grazeley Road, Three Mile Cross, Reading, Berkshire, 2002

Figure 1. Location of site within Three Mile Cross and Berkshire.

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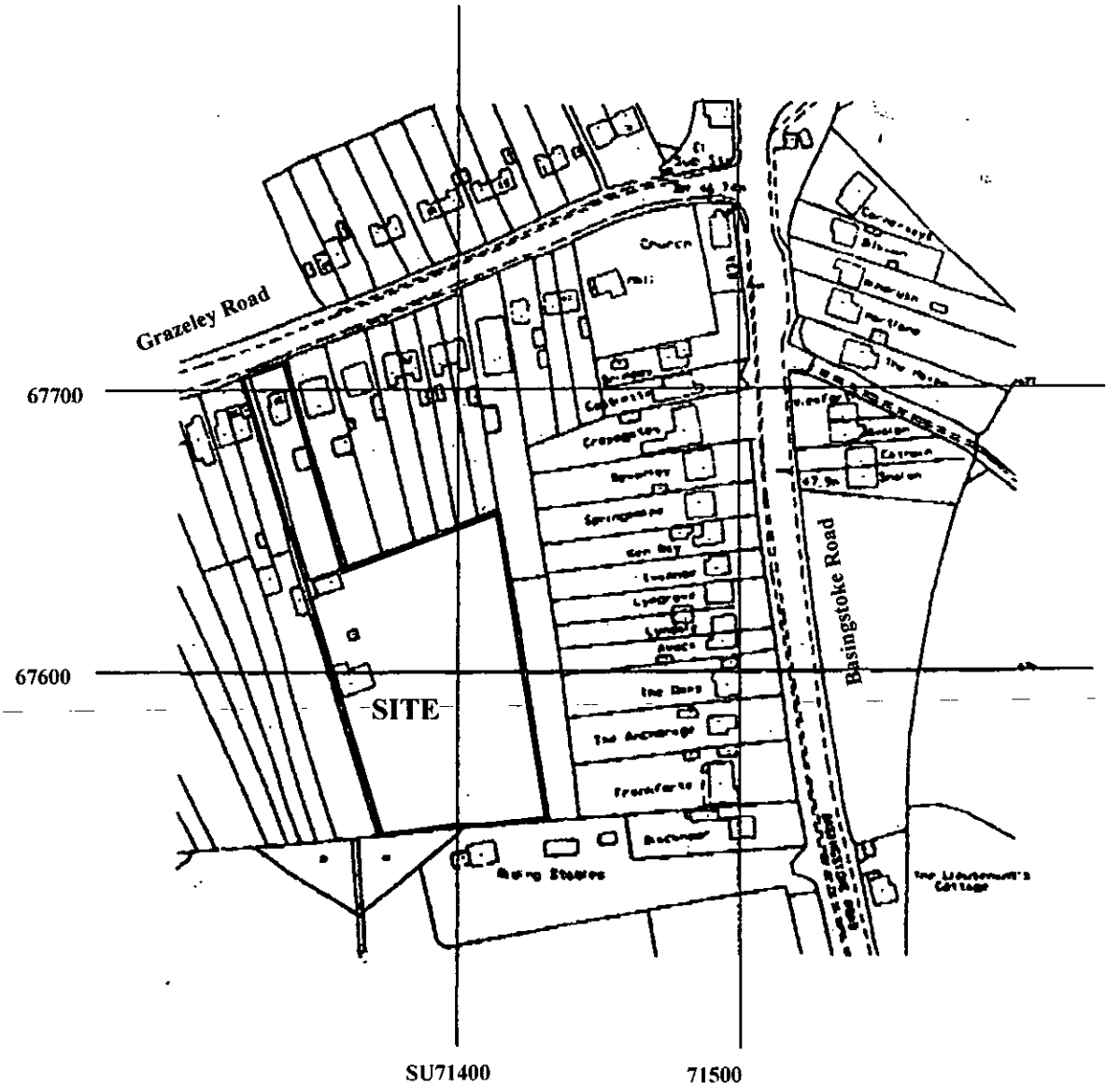
THAMES VALLEY ARCHAEOLOGICAL SERVICES

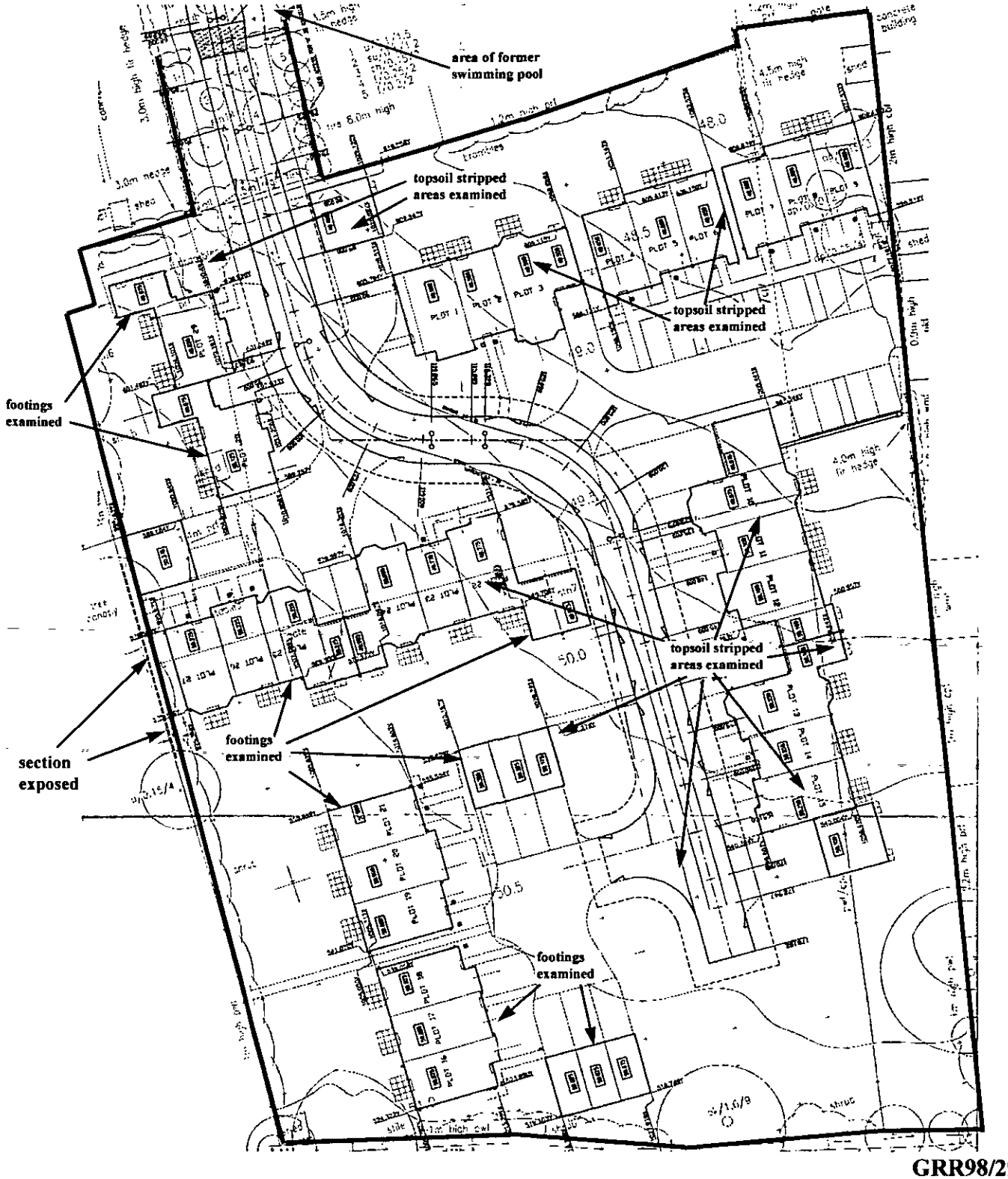


GRR98/29

20-36 Grazeley Road, Three Mile Cross, Reading, Berkshire, 2002

Figure 2. Location of site on Grazeley Road.

THAMES VALLEY ARCHAEOLOGICAL SERVICES



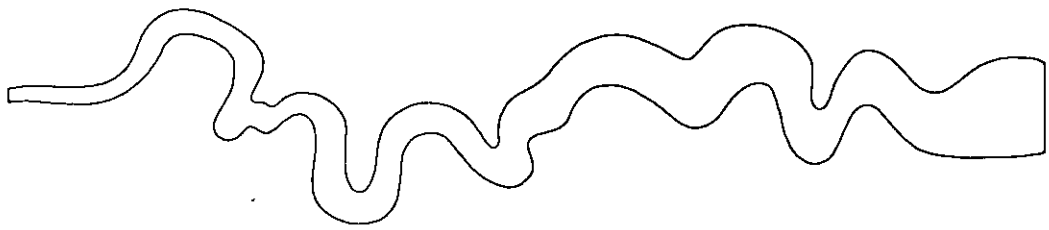
20-36 Grazeley Road, Three Mile Cross, Reading, Berkshire, 2002

Figure 3. Detailed location of site showing watching brief areas.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC



Thames Valley Archaeological Services Ltd,
47–49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR

Tel: 0118 9260552
Fax: 0118 9260553

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Amo

PLANNING SERVICES HP/48422
TLG
DME
CS
-5 OCT 2001
DW
FILE

MH/GYF/1660

4 October 2001

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

Re: Three Mile Cross, Grazeley Road, Reading

Further to our recent telephone conversation, I write to confirm our intention to construct the two walls at the entrance of the above development in a Dorking Red brick.

I would also confirm that we have contacted Mr Endine of 30 Three Mile Cross, Grazeley Road, and made him aware of the specific details i.e. wall height, brick colour etc., to which he has no objection.

Mr Williams, of 34 Three Mile Cross, Grazeley Road, is away at present, however, we will go through the details with him upon his return.

Should you require any further details or clarification then please do not hesitate to contact me.

Yours sincerely

pp **Mick Heaver**
Projects Manager

F/20011/3321 – R/O 20-34 GRAZELEY ROAD – PRIOR APPROVAL CONDITIONS

✓ **2 – materials**

3 – boundary treatments none

✓ **8 – slab levels**

✓ **9 – access road**

10 – site ops vehicles parking

✓ 11 mud on road.

✓ **12 – landscaping**

14 – trees.

✓ **15 – archaeology**

✓ **16 – surface water**

✓ **17 – pumping station noise protection**

18 – pumping station details

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 5.3.02

TO: Rob Wilson

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01256476947

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Gravelley Road. re: your letter of 27/2/02

NOTES:

I assume you refer to condition 18. Please see attached.

When I receive confirmation from Mr. Fraser, I can deal with

the condition. (or confirmation from anyone else at Thames)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 January, 2002
My ref. AO/F/2001/3321

Wayne Fraser
Thames Water Utilities
P O Box 286
SWINDON
SN38 2RA

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

Dear Wayne Fraser

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the relevant part of the consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plans. Please advise me whether the proposals for the pumping station are satisfactory under condition 18 (pumping station details).

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

Yours sincerely

Ao

MRS A ODELL
Senior Planner

Calleva Design

Consulting Civil & Structural Engineers

PLANNING SERVICES 53700
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01047/RJW/65

27 February 2002

Wokingham District Council
Planning & Transportation
P O Box 157
Shute End
WOKINGHAM
Berks RG40 1WR

FAO Angela Odell

Dear Ms Odell

RE: BEWLEY HOMES - GRAZELEY ROAD, THREE MILE CROSS
F/2001/3321

With reference to the above project, I note that despite having Thames Water approval we have yet to have the condition to discharged under the planning conditions.

When we last spoke some two months ago, you advised you were waiting for confirmation from Thames Water. If you need any further clarification please speak to Martin Casemore at Thames Water on 0118 923 6804.

I trust you will find the above to be in order, however should you have any comments or queries please do not hesitate to contact me.

Yours sincerely

Rob Wilson
Director
Calleva Design Services Ltd.

cc Bewley Homes plc

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Directors • Roy Parsons I Eng MICE AMIStructE • Rob Wilson B Eng. (Hons)
E-Mail: info@callevadesign.co.uk www.callevadesign.co.uk

REGISTERED IFA ORGANISATION

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

PLANNING DEPT 53505
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CS
25 FEB 2002
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FILE:

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 98/29

22nd February 2002

Dear Madam,

20-36 Grazeley Road, Three Mile Cross, Reading
Archaeological watching brief

I am pleased to enclose a copy of our report for this site. Unfortunately we did not find anything of great interest on this occasion.

I have forwarded a copy direct to Kev Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 March, 2002
My ref. AO/F/2001/3321
Your ref. BH178/731

Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst, Hants
RG26 5JJ

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

Dear Miles

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 11 February and enclosed planting plan. I confirm the proposed planting along the rear of plot 1 is acceptable (as an addition to the approved landscaping plan).

Yours sincerely

MRS A ODELL
Senior Planner

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

CAN | GSuMOPS | MT 53016
CL | | TLS
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CS | | | 12 FEB 2002
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RJM/jg/BH178/067

11 February 2002

Mrs A Odell
Senior Planner
Environment Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mrs Odell

RE: GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD
PLANNING APPLICATION F/2001/3321

Further to your letter dated 3 December 2001 regarding the above, I am enclosing a copy of the proposed screen planting plan from Floyd Matcham Ltd for your information.

Yours sincerely

ROBERT MILES
Associate Technical Director

Enc.

6/3 Spoke to Mr. Miles – attached as agreed with No. 30.

At my request he is to get Same hedging in r/o plots 8+9

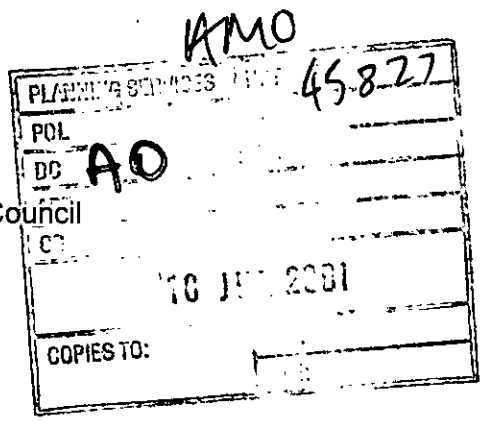
cc Robyn Holland, Terra Firma

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please Reply to
SOUTHAMPTON

Our Ref:RAK/A01/SO7

9th July 2001



Ms Angela Odell
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Angela

Re: PROPOSED HOUSING AT GRAZELEY ROAD, THREE MILE CROSS

Further to our telephone conversation earlier today, I would like to take this opportunity to confirm the matters discussed.

I enclose a copy of the site plan prepared by Bewley Homes' consulting engineers, which establishes the slab levels for each plot. These have been revised during the preparation of working drawings, in consideration of the need to keep slabs of adjoining plots at the same level, in order to maintain the appearance of larger detached units with a continuous ridge line.

This has been achieved with the exception of Plot 10, where, owing to extreme levels, has a slab level set 225mm below adjoining plots 11 and 12, and Plot 24, similarly set 225mm above adjoining plots 22 and 23.

In addition, garage slab levels have been set to afford level access into main entrance doors set on the side elevations of adjacent houses, to comply with Approved Document M of the Building Regulations.

This has affected the rear elevations only of the blocks concerned by breaking the line of the eaves, which effectively necessitates a deeper soffit to the lower plots. We are aware this constitutes a minor amendment to the agreed planning elevations, and as such enclose copies of the elevations concerned.

I trust this information is sufficient to your requirements, though should you require any further information, please do not hesitate to contact me.

Yours sincerely

Richard A Kirby BSc. (Hons) MRICS
ROMANS ARCHITECTURAL SERVICES
Direct dial 02380 820116
E-mail rkirby@romans.co.uk

Head Office
4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel
0118 936 6699
Fax
0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel
0121 434 3128
Fax
0121 434 3031

35 The Avenue
Southampton
Hampshire
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Tel
02380 820110
Fax
02380 820119

www.romans.co.uk

Registered Address: 4 King Street Lane, Winnersh, Berkshire RG41 5AS
Registered in England 2606388
VAT 757 2161 27

ROMANS

Calleva Design Services

Drawing And Issue Schedule

23b Goat Lane, Basingstoke, Hampshire.
Telephone:- (01256) 474347 Facsimile :- (01256) 474947

Project No: 01047 Sheet No. 1B

Project Title:-
BEWLEY HOMES PLC
RESIDENTIAL DEVELOPMENT
GRAZELEY ROAD THREE MILE CROSS

Day 8
Month 8
Year 2001

Drg.No.	Drawing Title		Size	
01				
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11	SITE LAYOUT	SHEET 1 OF 2	A1	D
12	SITE LAYOUT	SHEET 2 OF 2	A1	D
13	SITE LAYOUT	OFF SITE SEWER	A1	P
14				
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20				
21	FOUL AND STORM SEWER PROFILES		A1	
22	ROAD PROFILES		A2	
23				
24				
31	DRAINAGE CONSTRUCTION DETAILS		A1	
32	FOUL PUMP STATION DETAILS		A1	P
33	ROAD CONSTRUCTION DETAILS		A1	
34	BOUNDARY WALL CONSTRUCTION DETAILS		A1	
41	SITE LAYOUT	SETTING OUT	A1	
51	SITE LAYOUT	SECTION 38	A2	
52	SITE LAYOUT	SECTION 104	A2	
53	SITE LAYOUT	SECTION 38 STREET LIGHTING	A2	

Distribution	Issued For *	
BEWLEY HOMES PLC	GARY FISH	
WOKINGHAM DC	S AUTON HIGHWAYS	
THAMES WATER UTILITIES		
WOKINGHAM DC	LAND DRAINAGE	
WOKINGHAM DC	Ms A ODELL	3
PIMS PUMPS		
THE ENVIRONMENT AGENCY		
HRD LTD	ALAN BEST	
ROMANS	RICHARD BARNETT	

* C= Comment, B= Billing, I = Information, R= Requested
W = Construction, A = Approval,BR = B.REGS Other :- Specify

Issued By CB

E-mail callevades@aol.com

Tel. (0118) 974 6445 (Direct Line)
Fax. (0118) 974 6484
Email. Angela.Odell@wokingham.gov.uk
Date August 9, 2001
My ref. AO/F/2001/3321
Your ref. RAK/A01/S07

Mr Kirby
Romans
35 The Avenue
Southampton
SO17 1XN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Kirby

PLANNING APPLICATION NO. F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 July 2001 and enclosed plans Nos. A01/S07-305, 306, 706 and 707 relating to plots 10-12 and plots 22-24. I confirm that the proposed alterations shown on these drawings are accepted as a minor amendment to drawings Nos. AO 0/116/04 Rev A and 08.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/3321/F
Your ref. SP\2001\00324\001

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

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

Dear Sarah Paxman

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March. I am consulting you on the first condition you requested (condition 16 on the attached copy of the draft consent notice). I also attach the relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. (N.B. They have not enclosed for me any letter from you to them). Please advise me whether the proposals are acceptable under condition 16. You may also wish to comment on the proposals for the pumping station under conditions 17 and 18.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the draft consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 July, 2001
My ref. AO/F/2001/3321
Your ref. Grazeley Road/019/BB

Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hants
RG26 5JJ

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

Dear Mr Bradshaw

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March and enclosed revised materials schedule, received on 16 July. I confirm the proposed materials as detailed on the schedule are acceptable for construction of the above dwellings under condition 2 of the draft consent notice. (For the avoidance of doubt this approval is for the materials for the dwellings and garages only and does not refer to ground surface treatment, landscaping or fencing details referred to in the footnotes to the schedule.)

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

Yours sincerely

AO .

MRS A ODELL
Senior Planner

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Grazeley Road/019/BB
Your ref. F/2001/3321

9th March 2001

AMO

PLANNING SERVICES | HPT 45726
POL | TLS
DC AO | ENF
APP
CS
13
COPIES TO:

Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Re: Grazeley Road, Three Mile Cross RG7 1BJ.

I confirm the receipt of your letter dated 3rd July 2001, approving the materials for the above development.

I also acknowledge the telephone message that you left regarding your request to the change one block from a buff to a red brick. Therefore, I confirm that I have changed plots 10, 11 & 12 and duly enclose our revised material allocation specification.

I trust this is in accordance with your requirements and unless I you respond to the contrary, I shall consider you have accepted the amendment.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

GRAZELEY ROAD

MATERIAL SCHEDULE

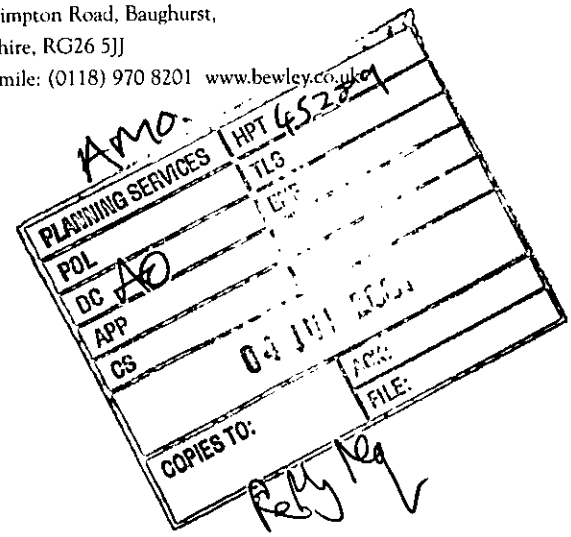
PLOT No	PLINTH BRICK including detached garages	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1	Thurlstone Buff Multi up to plinth level, swept gauged arches with reconstitued stone keystones and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 2	Thurlstone Buff Multi up to plinth level and three course projecting string band at joist level to rear elevation.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to feature porch with stop chamfered softwood posts painted gloss white.
Plot 3	Thurlstone Buff Multi up to plinth level, swept gauged arches with reconstitued stone keystones and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 4	As main brick	Broadmoor Newland Blend brickwork, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 5	As main brick	Broadmoor Newland Blend brickwork, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 6	As main brick	Broadmoor Newland Blend brickwork, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 7	Chelwood Finsbury Red up to plinth level, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 8	Chelwood Finsbury Red up to plinth level, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 9	Chelwood Finsbury Red up to plinth level, double header swept arch and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 10	As main brick	Chelwood Finsbury Red, snapped header course below tilehanging to front gable and dentil course at garage lintel level. Three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof.	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above garages. Feature porch with decorative gallows brackets painted gloss white. Decorative lead feature below tilehung window.
Plot 11	As main brick	Chelwood Finsbury Red with three course projecting string band at joist level to rear elevation.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Stop chamfered softwood post and braces painted gloss white.
Plot 12	As main brick	Chelwood Finsbury Red, dentil course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 13	As main brick	Broadmoor Newland Blend brickwork, swept guage arches with reconstitued stone keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to feature porch with decorative gallows brackets painted gloss white.
Plot 14	As main brick	Broadmoor Newland Blend brickwork, swept guage arch with reconstitued stone keystone and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post painted gloss white.
Plot 15	As main brick	Broadmoor Newland Blend brickwork, swept guage arch with reconstitued stone keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 16	Chelwood Finsbury Red up to plinth level, double header swept gauged arches and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 17	Chelwood Finsbury Red up to plinth level and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to window peaks.
Plot 18	Chelwood Finsbury Red up to plinth level, double header swept gauged arches and three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 19	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstitued stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 20	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstitued stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof. Clay finial to front gable.	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern above feature porch with decorative gallows brackets painted gloss white.
Plot 21	Thurlstone Buff Multi up to plinth level, swept guage arches with reconstitued stone keystone and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 22	As main brick	Broadmoor Newland Blend brickwork, dentil course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 23	As main brick	Broadmoor Newland Blend brickwork, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge	Stop chamfered softwood post painted gloss white.
Plot 24	As main brick	Broadmoor Newland Blend brickwork, snapped header course below tilehanging, double header swept guage arches and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch and bay roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable. Feature porch with decorative gallows brackets painted gloss white.
Plot 25	Thurlstone Buff Multi up to plinth level and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof, low level porch and bay roof with matching ridge	Feature porch with decorative gallows brackets painted gloss white.
Plot 26	Thurlstone Buff Multi up to plinth level, snapped header course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to front gable and porch. Stop chamfered softwood posts painted gloss white.
Plot 27	Thurlstone Buff Multi up to plinth level, double header swept guage arch and three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge	Stop chamfered softwood post painted gloss white.
Plot 28	Baggeridge Blue Dragwire to up to plinth level, including double header swept guage arches and middle course of the three course projecting string band at joist level.	Chelwood Finsbury Red brickwork above up to plinth level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with terracotta concrete ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.
Plot 29	Chelwood Finsbury Red brickwork to up to plinth level, including double header swept guage arches and middle course of the three course projecting string band at joist level.	Thurlstone Buff Multi brickwork above up to plinth level.	Marley Mendip Acorn Brown tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.

Note: IG steel woodgrain (IGSWG6) Shaftsbury style door is divided into 9 panes with small squares in corners
All windows, fascia & bargeboards to be white PVCu.
Porch soffits and vertial ends to be white TGV moulded PVCu.
Front Entrance doors IG steel woodgrain, white pre-finished as follows:
Plots 1, 3, 5, 8, 10, 12, 13, 15, 17, 20 - Shaftsbury style (IGSWG6) door : Plots 2, 11, 14, 19, 21, 23, 26, 28, 29 - Rothbury style (IGSWG5) door: Plots 4, 6, 7, 9, 16, 18, 22, 24, 25, 27 - Lanseer style (IGSWG4) door.
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - white) - Plots 3, 12, 13, 14, 15, 22, 23 - Avonbrook: Plots 1, 10, 11, 24, 25, 28, 29 - Pembroke: Plots 16, 17, 18, 19, 20, 21, 26, 27 - Canterbury.
New highway cross-over to be black tarmac
Shared access driveway to be black tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Private driveways to be black tarmac with 50 x 150 edgings.
Patio finish to be Buff riven slabs to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared
Fencing - 1.8m high timber closeboard fencing between properties, where seen from the access road, with timber access gate. Between the property and a detached garage or to the boundary with a parking space
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Grazeley Road/015/BB
Your ref. F/2001/3321
9th March 2001



Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Odell

Re: Grazeley Road, Three Mile Cross RG7 1BJ.

With respect to Planning condition No 2 (materials), I hereby attach our proposed material schedule together with the brick and roof tile samples, for the above development, which are as follows: -

Facing Bricks
Baggeridge Blue Dragwire
Broadmoor Newland Blend Stock
Ibstock Finsbury Red brickwork
Chelwood Thurlstone Buff Multi Stock

Roof Tiles
Marley Old English Dark Red - Modern, Mendip and Plain tile (plain tile submitted). + Mendip
Marley Burnt Red - Modern, Mendip and Plain tile (plain tile submitted).
Marley Acorn Brown - Modern, Mendip and Plain tile (plain tile submitted).
Marley Plain Mosborough Red.

I would be grateful if you would issue your approval at your earliest possible convenience.

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

GRAZELEY ROAD

MATERIAL SCHEDULE

PLOT No	MAIN BRICK including detached garages	MAIN ROOF	FEATURES
Plot 1	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, swept gauged arches with reconstitued keystones and three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 2	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line and three course projecting string band at joist level to rear elevation.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to feature porch with stop chamfered softwood posts painted gloss white.
Plot 3	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, swept gauged arches with reconstitued keystones and three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 4	Broadmoor Newland Blend Stock brickwork including up to plinth line, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 5	Broadmoor Newland Blend Stock brickwork including up to plinth line, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 6	Broadmoor Newland Blend Stock brickwork including up to plinth line, double header swept arch and three course projecting string band at joist level.	Marley Modern Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 7	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, snapped header course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and to feature porch with stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 8	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, double header swept arch and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 9	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, double header swept arch and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post and king-post gable truss painted gloss white.
Plot 10	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, snapped header course below tilehanging to front gable and dentil course at garage lintel level. Three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof.	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above garages. Feature porch with decorative gallows brackets painted gloss white. Decorative lead feature below tilehung window.
Plot 11	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line and three course projecting string band at joist level to rear elevation.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Stop chamfered softwood post and braces painted gloss white.
Plot 12	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, dentil course below tilehanging, double header swept arch and three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 13	Newland Blend brickwork including up to plinth line, swept guage arches with reconstitued keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch and bay roof. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to feature porch with decorative gallows brackets painted gloss white.
Plot 14	Newland Blend brickwork including up to plinth line, swept guage arch with reconstitued keystone and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood post painted gloss white.
Plot 15	Newland Blend brickwork including up to plinth line, swept guage arch with reconstitued keystones and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof. Clay finial to front gable.	Feature porch with decorative gallows brackets painted gloss white.
Plot 16	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, double header swept gauged arches and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 17	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and matching ridge	Marley Plain Acorn Brown vertical tilehanging including club tile diamond pattern to window peaks.
Plot 18	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, double header swept gauged arches and three course projecting string band at joist level.	Marley Modern Acorn Brown tiles to main roof and matching ridge with plain tiles to low level porch and bay roof. Clay finial to main front gable.	Stop chamfered softwood post and gallows brackets to first floor bay window painted gloss white.
Plot 19	Baggeridge Blue Dragwire to up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, swept guage arches with reconstitued keystone and three course projecting string band at joist level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 20	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, swept guage arches with reconstitued keystone and three course projecting string band at joist level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof. Clay finial to front gable.	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern above feature porch with decorative gallows brackets painted gloss white.
Plot 21	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, swept guage arches with reconstitued keystone and three course projecting string band at joist level.	Marley Modern Old English Dark Red tiles to main roof and terracotta concrete ridge with plain tiles to low level porch roof	Stop chamfered softwood posts and gallows brackets to first floor bay window painted gloss white.
Plot 22	Newland Blend brickwork including up to plinth line, dentil course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable and three rows of club tiles above joist level. Feature porch with decorative gallows bracket painted gloss white. Decorative lead feature below tilehung window.
Plot 23	Newland Blend brickwork including up to plinth line, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch roof and matching ridge	Stop chamfered softwood post painted gloss white.
Plot 24	Newland Blend brickwork including up to plinth line, snapped header course below tilehanging, double header swept guage arches and three course projecting string band at joist level.	Marley Mendip Burnt Red tiles to main roof, low level porch and bay roof and matching ridge. Clay finial to front gable.	Marley Plain Mosborough Red vertical tilehanging including club tile diamond pattern to front gable. Feature porch with decorative gallows brackets painted gloss white.
Plot 25	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line and three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof, low level porch and bay roof with matching ridge	Feature porch with decorative gallows brackets painted gloss white.
Plot 26	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork, snapped header course below tilehanging, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Marley Plain Old English Dark Red vertical tilehanging including club tile diamond pattern to front gable and porch. Stop chamfered softwood posts painted gloss white.
Plot 27	Thurlstone Buff Multi Stock up to plinth line with Ibstock Finsbury Red brickwork, double header swept guage arch and three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with matching ridge	Stop chamfered softwood post painted gloss white.
Plot 28	Baggeridge Blue Dragwire to up to plinth line with Ibstock Finsbury Red brickwork above up to plinth line, including double header swept guage arches and middle course of the three course projecting string band at joist level.	Marley Mendip Old English Dark Red tiles to main roof and low level porch roof with terracotta concrete ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.
Plot 29	Ibstock Finsbury Red up to plinth line with Thurlstone Buff Multi Stock brickwork above up to plinth line, double header swept guage arches and three course projecting string band at joist level.	Marley Mendip Acorn Brown tiles to main roof and low level porch roof with matching ridge. Clay finial to front gable.	Stop chamfered softwood post painted gloss white.

Note: IG steel woodgrain (IGSWG6) Shaftsbury style door is divided into 9 panes with small squares in corners
All windows, fascia & bargeboards to be white PVCu.
Porch soffits and vertial ends to be white TGV moulded PVCu.
Front Entrance doors IG steel woodgrain, white pre-finished as follows:
Plots 1, 3, 5, 8, 10, 12, 13, 15, 17, 20 - Shaftsbury style (IGSWG6) door : Plots 2, 4, 11, 14, 19, 21, 23, 26, 28, 29 - Rothbury style (IGSWG5) door: Plots 4, 6, 7, 9, 16, 18, 22, 24, 25, 27 - Lanseer style (IGSWG4) door.
Utility/Garage Personnel doors white - Chedworth style (IGSWG6) door - all plots
Vehicular Garage door ("Wessex" GRP Wood Grain - white) - Plots 3, 12, 13, 14, 15, 22, 23 - Avonbrook: Plots 1, 10, 11, 24, 25, 28, 29 - Pembroke: Plots 16, 17, 18, 19, 20, 21, 26, 27 - Canterbury.
New highway cross-over to be black tarmac
Shared access driveway to be black tarmac finish with figure 7 kerbs and 50 x 150 path edgings.
Private driveways to be black tarmac with 50 x 150 edgings.
Patio finish to be Buff riven slabs to areas as detailed on landscape layout.
Landscaping - Front Gardens - as landscaped layout
Landscaping - Rear Gardens - to be graded and cleared
Fencing - 1.8m high timber closeboard fencing between properties, where seen from the access road, with timber access gate. Between the property and a detached garage or to the boundary with a parking space
Fencing - 1.8m high timber panel fencing between rear gardens
Fencing - 1.8m high close board to perimeter of site (unless otherwise specified)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

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

Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the draft consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18.

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

Yours sincerely

Angi

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/3321/F
Your ref. SP\2001\00324\001

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

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

Dear Sarah Paxman

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March. I am consulting you on the first condition you requested (condition 16 on the attached copy of the draft consent notice). I also attach the relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. (N.B. They have not enclosed for me any letter from you to them). Please advise me whether the proposals are acceptable under condition 16. You may also wish to comment on the proposals for the pumping station under conditions 17 and 18.

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/2001/3321

Thames Water (Customer Field Services)
Rose Kiln Court
Rose Kiln Lane
READING
RG2 OHP

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

Dear Sir/Madam

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

I attach a copy of the draft consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Memo to: John Mullaney, Environmental Health **7.8.01**

From: Angela Odell, Planning

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Reference your memo of 26 March, I attach a copy of the draft consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18. (N.B. I am also consulting Thames Water on these plans and these conditions).

P.S. Please could you return the plan No. 01047-13 a.s.a.p.

Thanks

Angi

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 August, 2001
My ref. AO/F/3321/F
Your ref. SP\2001\00324\001

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

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

Dear Sarah Paxman

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March. I am consulting you on the first condition you requested (condition 16 on the attached copy of the draft consent notice). I also attach the relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. (N.B. They have not enclosed for me any letter from you to them). Please advise me whether the proposals are acceptable under condition 16. You may also wish to comment on the proposals for the pumping station under conditions 17 and 18.

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

Yours sincerely

Angela Odell.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 September, 2001
My ref. AO/F/2001/3321
Your ref. WJ/kal/A01/S07

Romans
35 The Avenue
Southampton
SO17 1XN

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

Dear Mr Kirby

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD AT LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Condition 8 – slab levels
Further to our site meeting yesterday and my previous letter to you of 9 August, I now confirm the proposed slab levels shown on drawing No. 01047-12/2 are acceptable for construction of the above development.

Condition 3 – boundary treatment
I confirm the proposed boundary treatment details shown on drawing No. 717-102 are acceptable providing the chain link fencing adjacent to the south boundary of the Public Open Space and plots 18 & 19 is 1.8m. (not 0.9m.) high and is black plastic coated chain link. The above currently excludes approval for the boundaries adjacent to the access road at the sides of Nos. 30 and 34 Grazeley Road, until I receive assurance regarding the points raised in my letter of 9 August have been dealt with.

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

Yours sincerely

MRS A ODELL
Senior Planner

Tel. (0118) 974 6445 (Direct Line)
Fax. (0118) 974 6484
Email. Angela.Odell@wokingham.gov.uk
Date August 9, 2001
My ref. AO/F/2001/3321
Your ref. RAK/A01/S07

Mr Kirby
Romans
35 The Avenue
Southampton
SO17 1XN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Kirby

PLANNING APPLICATION NO. F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - "CONDITIONS"

Thank you for your letter of 9 July 2001 and enclosed drawing No. 01047-12 (Callera Design Services).

Condition 8 - Slab levels
I am concerned that the slab levels proposed for the houses on plots 1-9 are about 1 metre higher than the existing boundary levels along the north boundary of the site. This is likely to result in significant overlooking from the ground floor windows of these proposed houses. Whilst I note that the dwellings in Grazeley Road which back onto these plots are some distance away, I still consider that the situation could potentially result in unacceptable overlooking. If it is not technically feasible to significantly lower these slab levels, we should look into how the effect could be mitigated, e.g. by proposed trellising on top of the proposed 1.8 metre fencing along the north boundary. I consider it would be helpful to have a meeting on site to discuss this further. To assist, it would be helpful if some 'props' could be brought along, e.g. a pole to demonstrate fencing height and some sort of portable steps or platform to enable me to stand at the proposed slab levels to check the situation.

Regarding the slab levels for plots 10-14, these are also significantly higher than the east side boundary levels, and I think that these also need to be checked in detail at a site meeting.

I consider that the proposed levels for plots 15-29 and the two garage blocks in front of plots 16 and 21 are acceptable. However, I have potential concerns about the effect on existing trees and vegetation of the proposed lowering of land next to the west side boundary of the site, and therefore this proposed lowering of ground levels next to this boundary is not approved. This is unlikely to be agreed unless you can demonstrate that it will not have an unacceptable effect on the existing trees and boundary vegetation.

I note that no details appear to have yet been submitted for the following conditions:
10 (site operatives parking); 11 (prevention of mud on road); 14 (tree protection); and 15 (archaeology). I am checking with Steven Auton whether the details for condition 9 (road etc. layout) are now satisfactory. I think that this is likely to be affirmative, but I need to double check with him.

Mr Kirby

August 9, 2001

When I have received additional copies of the relevant drawings from Callera Design, I will consult the Environment Agency regarding condition 16 (surface water source control), and Thames Water and our Environmental Health Officer regarding conditions 17 and 18 (pumping station).

Condition 12 - Landscaping
The details shown on drawing No. 717-03 Rev A submitted by Terra Firma are now acceptable.

Condition 3 - Boundary treatment
I consider the proposed boundary treatment details shown on drawing No. 717-102 Rev A submitted by Terra Firma acceptable with the following exceptions and/or points of concern relating to the site's boundaries which need looking at further:

1. Proposed boundary details each side of the access road with the side boundaries of Nos. 30 and 34 Grazeley Road. I understood that some months ago Bewley Homes discussed details with Nos. 30 and 34. Are the proposed details as agreed by the owners of Nos. 30 and 34? If not, I think that I should consult them.

2. Proposed north and east side boundaries. I consider that 1.8m close boarded fence acceptable, but this may need to be raised in height and/or trellis added in places in relation to resolving my concerns regarding proposed slab levels referred to above.

3. South boundary. I have already written to Tim Griffin of Terra Firma (my letter of 19 July 2001) regarding this. I think it would be helpful to look at proposals for this boundary in more detail at a site meeting.

4. West side boundary
   I consider the proposed close boarded fence and short section of chain link fence as shown on the plan acceptable.

   Ground surface materials
   I confirm that the proposed ground surface materials shown on external works drawing No. 717-102 Rev A are acceptable.

I shall be on leave from 13-28 August, but suggest that you telephone me on my return to arrange a site meeting.

Do Bewley Homes have a target date to start construction?

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Memo to: John Mullaney, environmental health **10.8.01**

From: Angela Odell, Planning

F/2001/3321 – LAND TO REAR OF 20-34 GRAZELEY ROAD

Please see attached and advise me whether the proposals satisfy condition 17 & 18.

Memo to: Steve Auton, highways 10.8.01

From: Angela Odell, Planning

F/2001/3321 – LAND TO REAR OF 20-34 GRAZELEY ROAD

Please see attached and advise me whether the proposals satisfy condition 9.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. AO/F/3321/F
Your ref. SP\2001\00324\001

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

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

Dear Sarah Paxman

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 9 March. I am consulting you on the first condition you requested (condition 16 on the attached copy of the relevant part of the consent notice). I also attach the relevant site layout plans, letter from agents Calleva Design and their plans etc. (N.B. They have not enclosed for me any letter from you to them). Please advise me whether the proposals are acceptable under condition 16. You may also wish to comment on the proposals for the pumping station under conditions 17 and 18.

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

Yours sincerely

Ao

MRS A ODELL
Senior Planner

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

Condition
17. No development shall commence until a scheme for protecting the proposed and existing dwellings and gardens/private amenity open space from noise from the proposed pumping station 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.

Condition
18. Before development commences details of the proposed pumping station (including means of enclosure) shall be submitted to and approved by the Local Planning Authority. The pumping station shall then be installed in accordance with the approved details.

Condition
19. No dwelling shall be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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 amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

DRAFT

Our Ref. 9234
Your Ref. AO/F/2001/3321
Date. 09 September 2001

Thames Water
Customer Field Services
Rose Kiln Court Rose Kiln Lane
Reading RG2 0HP
Telephone 0118 925 1884 Telefax 0118 925 1617
DX 132045 Reading 11
www.thames-water.com

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

PLANNING SERVICES
POL
DC AO
APP
CS
11 SEP 2001

This matter is being dealt with by -
Admin

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

LAND TO THE REAR OF 20 - 34
THREE MILE CROSS

I refer to your consultation received in this office on 10/08/01

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

Reinforcement mains to this site may/will be necessary, subject to the Company's normal financial terms and conditions.

The above paragraph refers but will depend on flow and pressure tests which will need to be carried out because this area has suffered from low flow and / or pressure in the past, due to previous new development in the area. If the tests show a problem then the paragraph below applies.

Off-site mains to this development may/will be necessary, subject to the Company's normal financial terms and conditions. Only upon receipt of full details/layout of the development, can the extent and size of off-site mains be determined.

Yours faithfully,

Admin
(For Technical Information Manager)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 September, 2001
My ref. AO/F/2001/3321
Your ref. MH/GYF/1654

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

Bewley Homes plc
Inhurst House
Brimpton Road
Baughurst
Hants
RG26 5JJ

Dear Mr Heaver

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - CONDITION 11

Thank you for your letter of 29 August. I confirm the proposals are acceptable under condition 11 of the above permission.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

c.c P.Haran

Steve:

re: Cond. 11 (mundarood)

please advise whether
the attached is OK re:
satisfying cond. 11.

Thanks

Yes. O.K.

Ayo.

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

MH/GYF/1654

4787

ANO

30 AUG 2001

COPIES TO: ACK: FILE:

Your Ref: PJH/2/RFS/01/4585
Our Ref: MH/GYF/1654

29 August 2001

Environmental Services Department
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Mr P J Haran – Planning Enforcement Officer

Dear Mr Haran

Re: 34 Grazeley Road, Three Mile Cross, Reading
Application Number: F/2001/3321

Thank you for your letter of 21 August 2001, which was addressed to Mr Miles who has requested that I respond on his behalf, with regard to mud on the highway.

In order to meet the requirements of Condition 11, I would confirm our proposals as follows:-

- A mechanical road sweeper commenced cleaning the road on Friday, 24 August 2001, and will continue every Friday throughout the duration of the works.
- The road will be mechanically swept on any other day as and when required.
- On days when major excavation works are being carried out a mechanical road sweeper will be in attendance throughout.

I believe that the above proposals will be sufficient to satisfy Condition 11, however, I will await your comments in this regard.

Should you require any further information please do not hesitate to contact me on my mobile 07774 148105.

Yours sincerely

G Fairclough

PP **Mick Heaver**
Projects Manager

cc Robert Miles
Angela Odell – Planning Officer
John Bright

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

AMO

WITH COMPLIMENTS

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

MH/GYF/1654

47187

AMO

30 AUG 2001

COPIES TO. | ACK: | FILE:

Your Ref: PJH/2/RFS/01/4585
Our Ref: MH/GYF/1654

29 August 2001

Environmental Services Department
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Mr P J Haran – Planning Enforcement Officer

Dear Mr Haran

Re: 34 Grazeley Road, Three Mile Cross, Reading
Application Number: F/2001/3321

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- The road will be mechanically swept on any other day as and when required.
- On days when major excavation works are being carried out a mechanical road sweeper will be in attendance throughout.

I believe that the above proposals will be sufficient to satisfy Condition 11, however, I will await your comments in this regard.

Should you require any further information please do not hesitate to contact me on my mobile 07774 148105.

Yours sincerely

Mick Heaver
Projects Manager

cc Robert Miles
Angela Odell – Planning Officer
John Bright

0118 9708277

0118 9706 [illegible]

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5LJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Grazeley Road/025/BB
Your ref. F/2001/3321

9th March 2001

AMO

PLANNING SERVICES | REF 4.6473
POL | TLC
DC | E
APP
CS
07 AUG 2001
COPIES TO: | ACK: | FILE:

Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Re: Grazeley Road, Three Mile Cross RG7 1BJ.

I write with respect to brick screen walls to either side of the new development access road for the above development.

Our material schedule has been submitted and approved, but did not specify the brick to be used in the construction of these walls. We therefore request your approval to use of the Chelwood Finsbury Red brick, which is one of the four bricks that have been approved for this development.

I would be grateful to receive your earliest approval to enable works to commence in accordance with our build programme. However, should you have any queries, please do not hesitate to contact me.

Yours sincerely

B Bradshaw

Brian Bradshaw
Technical Co-ordinator

Encl.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 11 March, 2002
My ref. AO/F/2001/3321
Your ref. 01047/RJW/36

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

Calleva Design
23b Goat Lane
BASINGSTOKE
RG21 7PZ

Dear Mr Wilson

PLANNING APPLICATION F/2001/3321
POPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - CONDITION 18

Following advice we have received from Thames water, I confirm the pumping station details shown on plans Nos. 01047 – 12 are acceptable for compliance with the above condition.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Angela Odell

From: Rob Wilson [rob@callevadesign.co.uk]
Sent: 08 March 2002 07:49
To: angela.odell@wokingham.gov.uk
Cc: Wayne Fraser
Subject: Fw: Grazeley Road Pumping Station

Regards
Rob Wilson
Director
Calleva Design Services Ltd.

e-mail rob@callevadesign.co.uk
Tel 01256 474347
Fax 01256 474947
Mobile 07770 226096

PLEASE ACKNOWLEDGE SAFE RECEIPT

IMPORTANT NOTE: This e-mail (including any attachment) is intended for the above names only. It may contain private or confidential information and may be legally privileged. If it has come to you in error, you must take no action based on it, nor must you copy or show it to anyone else. If you are not the intended recipient (or you have been notified by us of an error), please completely delete/destroy all electronic and hard copies and telephone us (at our expense) to let us know this has been done. Thank you

The contents of an attachment to this email may contain software viruses which could damage your computer system. We cannot accept liability for any damage which you sustain as a result of software viruses. You should carry out your own virus checks before opening any attachment

----- Original Message -----
From: <Wayne.Fraser@Thameswater.CO.UK>
To: <Angela.Odell@wokinham.gov.uk>
Cc: <rob@callevadesign.co.uk>
Sent: Thursday, March 07, 2002 2:12 PM
Subject: Grazeley Road Pumping Station

> Angela,
>
> Rob from Calleva Design Services Ltd has asked myself to drop yourself a
> line on the proposed Grazeley Road Pumping Station that is due to be
> constructed.
>
> I have been out on site with Rob and inspected the Site with the proposed
> drawings and have no objections to the plans that have been shown to
myself
> of the Sewage Pumping Station for Grazeley Rd Pumping Station.
>
> Please feel free to contact myself, if you have any questions.
>
> Regards
>
> Wayne
>
> South West Area Support Manager

> 01793 424205 (office)
> 07747 641243 (mobile)
>
>
>
>
> _____
> Thames Water Plc., Registered Office 14 Cavendish Place, London W1G 9NU.
> Registered No. 2366623
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>

Tel. (0118) 974 6445 (Direct Line)
Fax. (0118) 974 6484
Email. Angela.Odell@wokingham.gov.uk
Date August 9, 2001
My ref. AO/F/2001/3321
Your ref. RAK/A01/S07

Mr Kirby
Romans
35 The Avenue
Southampton
SO17 1XN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Kirby

PLANNING APPLICATION NO. F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF 32 GRAZELEY ROAD ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD - "CONDITIONS"

Thank you for your letter of 9 July 2001 and enclosed drawing No. 01047-12 (Callera Design Services).

Condition 8 - Slab levels
I am concerned that the slab levels proposed for the houses on plots 1-9 are about 1 metre higher than the existing boundary levels along the north boundary of the site. This is likely to result in significant overlooking from the ground floor windows of these proposed houses. Whilst I note that the dwellings in Grazeley Road which back onto these plots are some distance away, I still consider that the situation could potentially result in unacceptable overlooking. If it is not technically feasible to significantly lower these slab levels, we should look into how the effect could be mitigated, e.g. by proposed trellising on top of the proposed 1.8 metre fencing along the north boundary. I consider it would be helpful to have a meeting on site to discuss this further. To assist, it would be helpful if some 'props' could be brought along, e.g. a pole to demonstrate fencing height and some sort of portable steps or platform to enable me to stand at the proposed slab levels to check the situation.

Regarding the slab levels for plots 10-14, these are also significantly higher than the east side boundary levels, and I think that these also need to be checked in detail at a site meeting.

I consider that the proposed levels for plots 15-29 and the two garage blocks in front of plots 16 and 21 are acceptable. However, I have potential concerns about the effect on existing trees and vegetation of the proposed lowering of land next to the west side boundary of the site, and therefore this proposed lowering of ground levels next to this boundary is not approved. This is unlikely to be agreed unless you can demonstrate that it will not have an unacceptable effect on the existing trees and boundary vegetation.

I note that no details appear to have yet been submitted for the following conditions:
10 (site operatives parking); 11 (prevention of mud on road); 14 (tree protection); and 15 (archaeology). I am checking with Steven Auton whether the details for condition 9 (road etc. layout) are now satisfactory. I think that this is likely to be affirmative, but I need to double check with him.

Mr Kirby

August 9, 2001

When I have received additional copies of the relevant drawings from Callera Design, I will consult the Environment Agency regarding condition 16 (surface water source control), and Thames Water and our Environmental Health Officer regarding conditions 17 and 18 (pumping station).

Condition 12 - Landscaping
The details shown on drawing No. 717-03 Rev A submitted by Terra Firma are now acceptable.

Condition 3 - Boundary treatment
I consider the proposed boundary treatment details shown on drawing No. 717-102 Rev A submitted by Terra Firma acceptable with the following exceptions and/or points of concern relating to the site's boundaries which need looking at further:

1. Proposed boundary details each side of the access road with the side boundaries of Nos. 30 and 34 Grazeley Road. I understood that some months ago Bewley Homes discussed details with Nos. 30 and 34. Are the proposed details as agreed by the owners of Nos. 30 and 34? If not, I think that I should consult them.

2. Proposed north and east side boundaries. I consider that 1.8m close boarded fence acceptable, but this may need to be raised in height and/or trellis added in places in relation to resolving my concerns regarding proposed slab levels referred to above.

3. South boundary. I have already written to Tim Griffin of Terra Firma (my letter of 19 July 2001) regarding this. I think it would be helpful to look at proposals for this boundary in more detail at a site meeting.

4. West side boundary
   I consider the proposed close boarded fence and short section of chain link fence as shown on the plan acceptable.

   Ground surface materials
   I confirm that the proposed ground surface materials shown on external works drawing No. 717-102 Rev A are acceptable.

I shall be on leave from 13-28 August, but suggest that you telephone me on my return to arrange a site meeting.

Do Bewley Homes have a target date to start construction?

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 March, 2002
My ref. AO/F/2001/3321
Your ref. 2001/717a306/RH

Terra Firma Consultancy Ltd
28 The Spain
Petersfield
Hants
GU32 3LA

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

Dear Robyn Holland

PLANNING APPLICATION F/2001/3321
PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD – CONDITION 12 - LANDSCAPING

Thank you for your letter of 15 January and enclosed plan No. 717 – 103 Rev.B, and your additional letter of 6 March with attached extract also showing proposed planting to the rear of plots 8 & 9. I confirm the proposed changes to the approved landscaping scheme (717-03rev.A) are acceptable, providing the proposed planting to the rear of plots 8 & 9 is also implemented.

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

Yours sincerely

M L THORP
Principal Development Control Officer

terra firma CONSULTANCY

28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/717la115/RH 15 January, 2002

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

PLANNING SERVICES	HPT 51853
POL	TLS
DC Amo	ENF
APP	
CS	
16 JAN 2002	
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Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
CONDITION NOS. 3 &10

Please find enclosed six copies each of our External Works Plan, drawing no. 717- Rev C and our Planting plan, drawing no. 717-103B in respect of the above conditions.

I trust our proposals are acceptable, but please call if your require any clarification or further copies.

Yours faithfully

Robyn Holland
Associate
The **terra firma** *Consultancy*

enc.
cc. Robert Miles – Bewley Homes (letter only)

Principal:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham Dip LA (Leeds) MLI

www.terrafirmaconsultancy.com
e-mail: TFConsults@aol.com
V A T Reg No. 544 2441 62

terra firma CONSULTANCY

28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2002/717la306/RH

6 March, 2002

PLANNING SERVICES	RPT 33954
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07 MAR 2002	
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	FILE:

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WH

Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
CONDITION NOS. 12 & 14

Further to discussions between Robert Miles and your planning officer Angela O'Dell please find enclosed an extract from our drawing no. 717-103 indicating hedge planting to the rear of plots 8 & 9. I hope that this is satisfactory and the conditions can now be discharged.

Yours faithfully

Robyn Holland
Associate
The **terra firma** *Consultancy*

cc. R Miles – Bewley Homes

Principal: Lionel E Fanshawe BA Dip LA MLI
Associate: Robyn A Holland BA (Hons) Dip LA MLI
Consultant: John N Wigham Dip LA MLI
Company Secretary: Denise K Richardson

www.terrafirmaconsultancy.com
e-mail: tfconsults@aol.com
VAT Reg No. 511 2111 62

ndcover

t

Revisions

A. 02.07.01

Planting within service strips removed/ relocated
Where trees are not within planting to be protected with strimmer guards
Small/ narrow strips grass omitted and planted up with shrubs
'Mix B' omitted and replaced with ornamental species

All changes to accommodate comments by Local Authority

B. 07.01.02

Amendements to planting to accommodate changes
to boundary layout (plots 10 & 22)

C. 06.03.02

Screen planting added to rear boundary of plots 8&9

Project:

GRAZELEY ROAD SHINFIELD

Drawing:

PLANTING PLAN

Date:
15th June 2001

Drawn by:
TG

Checked by:

Scale: 1:200 @ A0

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

07 MAR 2002

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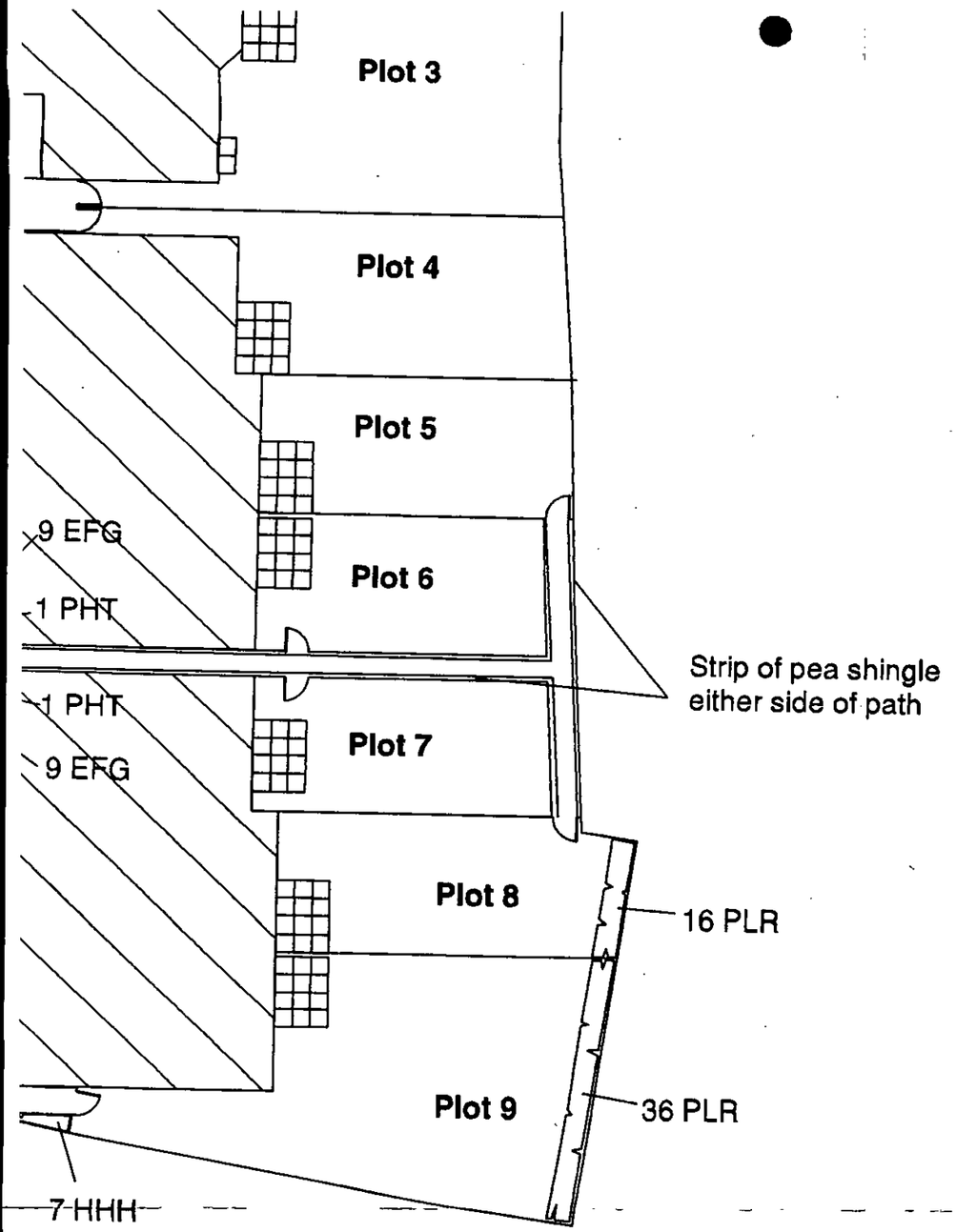
717 - 103 Rev C

terra firma CONSULTANCY
28, The Spain, Petersfield, Hants. GU32 3LA 01730 262040



KEY

Existing tree retained

Proposed tree

Proposed specimen shr

Proposed low shrubs ar

Proposed native plantin
(see schedule for details

Proposed hedge. Mainta
max. 400mm high

Proposed climbing plant

Grass

no/m^2	quantity
3	43
2	9
5	45
2	47
5	104
4	130
6	64
5	90
4	108
3	49
3	143
4	64

il well mixed with 20% TPMC and 20 grams granular fertiliser.

Hedging:

code	species	size (cm)	quantity	no/lm
LAV	Lavandula angustifolia 'Hidcote'	30 -40, 3L pot	53	Planted in single row @ 400mm c/s.
LNF	Carpinus betulus	60 -80, bareroot	48	Planted in double staggered row @ 500mm c/s.
PLR	Prunus laurocerasus 'Rotundifolia'	60-80, 15L pot	52	Planted in sdouble staggered row @ 500mm c/s.
RMF	Rosmarinus officianalis	30 -40, 3L pot	28	Planted in single row @ 400mm c/s.

Plants planted in 0.3 x 0.3 x 0.4m deep pit, backfilled with 80% clean topsoil well mixed with 20% TPMC and 20 grams granular fertiliser.
All hedging mulched with 75mm min. deep approved bark mulch

:

f mix	quantity (No.)
5 %	53
5%	53
0 %	105
0%	70
0 %	70

PLAN NUMBER
RO
DS
AFF
CS
07 MAR 2002
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Climbers:

code	species	size	quantity	no/m^2
CMR	Clematis montana 'Rubens' **	60 - 80, 3L pot	13	As shown
HCV	Hedera canariensis 'Variegata'	60 - 80, 3L pot	7	As shown
HHG	Hedera helix 'Glacier'	60 - 80, 3L pot	3	As shown
PTV	Parthenocissus tricuspidata 'Veitchii'	60 - 80, 3L pot	3	As shown

Climbers marked ** need support. Galvanised support wires (fixed to wall/ fence). All climbers trained to climb up support wires.

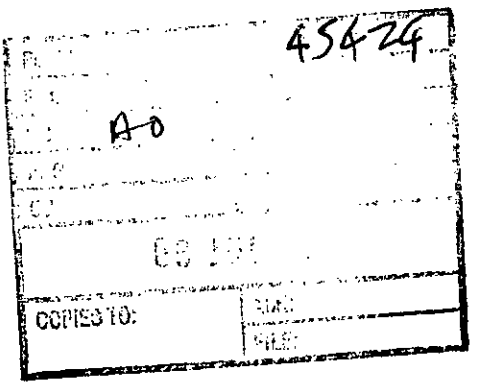
Grass and Bulbs:

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA705/TG

5th July 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS AND PLANTING PLAN

Please find enclosed four copies each of our External Works Plan, Drawing No: 717 – 102 Rev A and Planting Plan, Drawing No: 717 - 103 Rev A for your approval. These drawings have been amended to accommodate comments made by the Highway Officer, Steve Auton and the Landscape Architect, Catherine Brimble, as detailed in a letter to us from Mrs Odell dated 27th June 2001.

I trust our proposals are now acceptable but do call me should you have further comments. I look forward to receiving your approval.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Brian Bradshaw – Bewley Homes (letter and one copy of plans)

Directors:
Lionel E Fanshawe BA Dip LA ... MLI

Associates:
John N Wigham BA(Hons) Dip LA ... MLI

T&C Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
email: contact@terrafirmaconsultancy.com
Company Number ... VAT Reg No ...

BEWLEY
HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

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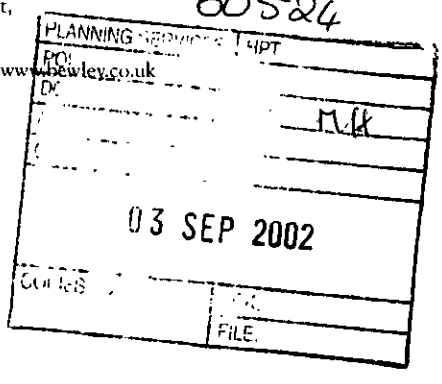

AJB/rht/Misc/2722
30th August 2002

Mr M Hamlin
Senior Planning Enforcement Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Mr Hamlin

RE : LAND TO THE REAR OF 20-34 GRAZELEY ROAD, SHINFIELD
PLANNING PERMISSION F/20013321

Thank you for your letter dated 22nd August 2002 regarding the landscaping scheme which has not yet been fully implemented at the above site.

I have spoken with our Landscaping Division who have informed me that the final works have been programmed in for week commencing 9th September 2002 and will be completed by the end of that week.

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

Yours sincerely

ANDREW BROOKS
SENIOR LAND EXECUTIVE

cc : Mr R Miles - Bewley Homes plc
Mr S Dance - Bewley Homes plc

Memo to: John Mullaney, Environmental Health **7.8.01**

From: Angela Odell, Planning

PLANNING APPLICATION F/2001/3321
PROPOSED ERECTION OF 29 DWELLINGS AND DEMOLITION OF NO. 32 ON LAND TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Reference your memo of 26 March, I attach a copy of the draft consent notice for the attached planning application with relevant site layout plans, letter from agents Calleva Design and their plan No. 01047-13. Please advise me whether the proposals for the pumping station are satisfactory under conditions 17 and 18. (N.B. I am also consulting Thames Water on these plans and these conditions).

Angi.

Tel: (0118) 974 6449 (Direct Line)
Fax: (0118) 974 6484
E-mail mike.hamlin@wokingham.gov.uk
Date: August 22, 2002
My ref: F/2001/3321
Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Bewley Homes plc
Inhurst House
Brimpton House
Baughurst
Hants. RG6 5JJ

Dear Mr Brooks

LAND TO THE REAR OF 20-34 GRAZELEY ROAD SHINFIELD
PLANNING PERMISSION F/2001/3321

It has been brought to my attention that the approved landscaping scheme has not been implemented.

I would be grateful if you could confirm in writing within the next 14 days a timescale for its completion

Yours sincerely

M Hamlin
Senior Planning Enforcement Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 25 July 2001

Location:	Land rear of 21 – 34 Grazeley Road, Three Mile Road, Reading
Proposal:	Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.
Application Number:	F/2001/3321

In response to your informal consultation dated 9 July 2001 for the above application, the landscape comments are as follows:

The planting plan, drawing no. 717-03 Rev A, is now acceptable as the applicant has made changes to the landscape scheme to incorporate my previous comments.

Catherine Brimble.

Catherine Brimble
Landscape Architect

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

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Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our ref: 9899/A3/DPJ/JD

20 December 2000

Dear Sir

REPLACEMENT COMMUNITY COMPLEX, ARBORFIELD FOR BRYANT HOMES
APPLICATION REF F/2000/1246

We enclose two copies of Drawing No. 9899/LE 100A Landscape and External Works. We would be grateful for you confirmation that these details discharge the relevant conditions relating to the above approval.

Yours faithfully

DOMINIC JARMAN

Enc.

cc. N Phillips : Bryant Homes

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

Contact: Lorne Vernon, Dominic Jarman,

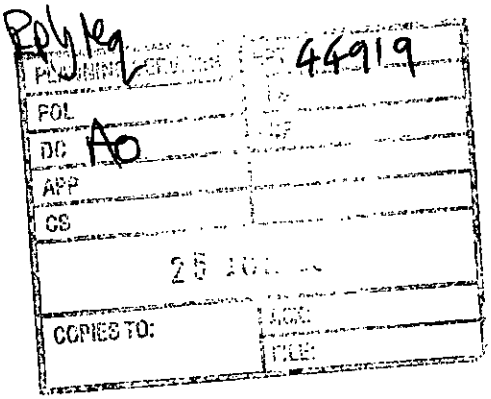
A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA621/TG

21st June 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS AND PLANTING PLAN

Please find enclosed four copies each of our External Works Plan Drawing No: 717 – 102 and Planting Plan Drawing No: 717 - 103 for your approval. These are submitted to satisfy Conditions 2, 3 & 12 of the Planning Approval.

I trust our proposals are acceptable but do call me should you have any queries.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Brian Bradshaw – Bewley Homes

Director:
Lionel E Bainshaw BA Dip LA (Leeds) MLI

Consultant:
John S Whitaker Dip LA (Leeds) MLI

The Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company No. [illegible] VAT Reg No. [illegible]

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 June, 2001
My ref. AO/F/2001/3321
Your ref. 2001/717LA621/TG

Terra Firma Consultancy Ltd
28 The Spain
Petersfield
Hants
GU32 3LA

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

Dear Mr Griffin

PLANNING APPLICATION F/2001/3321
PROPOSED RESIDENTIAL DEVELOPMENT TO REAR OF 20-34 GRAZELEY ROAD, THREE MILE CROSS, SHINFIELD

Thank you for your letter of 21 June and enclosed drawings. Our highway officer, Steve Auton, has advised that the submitted plans would not be acceptable because they propose planting in the service strips and he is not keen on hedges adjacent to drives as we have no control over future heights, and visibility could be obscured. Please submit revised plans taking these comments into account. However, I have not yet received comments from our landscape officer, Catherine Brimble, so you may wish to wait for these before submitting revised plans.

Meanwhile, if you wish to discuss the matter further please contact either Steve Auton on 0118 974 6322 or me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

P.S. Have the neighbouring properties at Nos. 30 and 34 Grazeley Road been consulted about the plans?

cc: Steve Auton
Catherine Brimble

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Angela Odell

DATE: 27 June 2001

Location:	Land rear of 21 – 34 Grazeley Road, Three Mile Road, Reading
Proposal:	Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.
Application Number:	F/2001/3321

In response to your informal consultation dated 26 June 2001 for the above application, the landscape comments are as follows:

All comments relate to the planting plan, drawing no. 717-03:

1. There is limited amount of planting adjacent to the access road. Additional planting is required within the front gardens but planted behind the service strip. This could consist of hedging using low growing shrub species (Lonicera & Rosemary will grow over 1m tall) in association with other shrub species.

2. The trees should be planted within shrub beds to avoid damage by strimmers when the grass is cut around the base of the tree.

3. I would advise that any small / narrow strips of grass adjacent to roads, paths parking areas should be planted up with groundcover plants as these areas will be difficult to maintain as grass.

4. The native shrub planting – Mix B consists of a number of shrubs that will be both large and spreading and therefore should only be used in an area that is large enough to accommodate them. It is not acceptable to plant this mix adjacent to the turning head by the public open space or backing onto Plot 22 as the shrubs will grow into the road or block the path and will require frequent pruning. These areas should be planted with alternative species.

The applicant should submit an amended plan to address the four points above.

Catherine Brimble

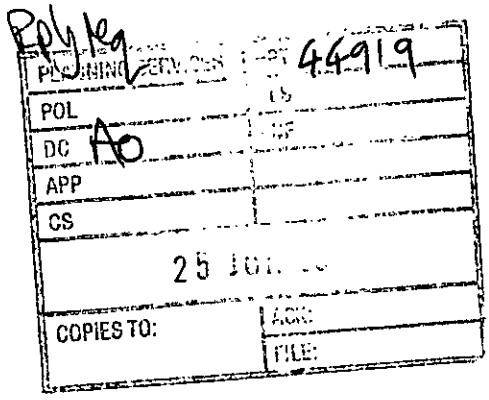
Catherine Brimble
Landscape Architect

terra firma CONSULTANCY
28 THE SPAIN, PETERSFIELD, HAMPSHIRE GU32 3LA TELEPHONE: 01730 262040. FAX: 01730 262050

Our ref: 2001/717LA621/TG

21st June 2001

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WH



Dear Sir

GRAZELEY ROAD, SHINFIELD – APPLICATION NO: F/2001/3321
EXTERNAL WORKS AND PLANTING PLAN

Please find enclosed four copies each of our External Works Plan Drawing No: 717 – 102 and Planting Plan Drawing No: 717 - 103 for your approval. These are submitted to satisfy Conditions 2, 3 & 12 of the Planning Approval.

I trust our proposals are acceptable but do call me should you have any queries.

Yours faithfully,

Tim Griffin
Chartered Landscape Architect
The **terra firma** *Consultancy*

cc. Brian Bradshaw – Bewley Homes

Director:
Lionel E Fanshawe BA Dip LA (Leeds) MLI

Consultant:
John N Wigham Dip LA (Leeds) MLI

The Terra Firma Consultancy Limited
www.terrafirmaconsultancy.com
e-mail: contact@terrafirmaconsultancy.com
Company Number 4849802 VAT Reg No. 544 2441 62

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

DRAFT

Bewley Homes
C/O Romans Professional Services
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/3321

Parish: **SHINFIELD**

Location: **Land Rear Of 20 - 34 Grazeley Road, Three Mile Cross, Reading**

Proposal: **Proposed erection of 29 dwellings and demolition of 32 Grazeley Road.**

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 treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
13. 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.

DRAFT

Condition
14. 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.

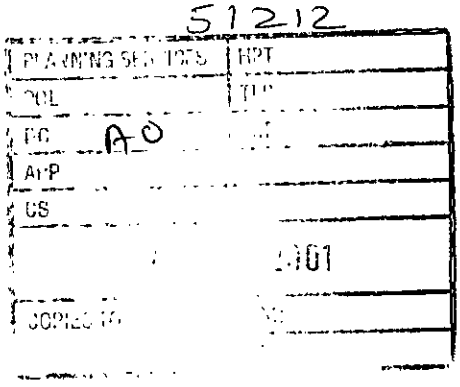
Condition
15. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

BEWLEY HOMES PLC

Inhurst House, Brimpton Road, Baughurst,
Hampshire, RG26 5JJ
Telephone: (0118) 970 8200 Facsimile: (0118) 970 8201 www.bewley.co.uk

Our ref. Grazeley Road/059/BB
Your ref. F/2001/3321
9th March 2001

51212



Ms A ODell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

Re: Grazeley Road, Three Mile Cross RG7 1BJ.

I refer to your letter dated 14th December 2001.

Unfortunately, as you may well be aware, we have completed the erection of the perimeter boundary fence at this development. Therefore, I confirm that we are unable to offer a change of specification on this occasion.

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

Yours sincerely

B. Bradshaw

Brian Bradshaw
Technical Co-ordinator

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Woking
Berks, RG40 1WR

FAX

Date: 14.10.01

Number of pages including cover sheet: 3

To:
Andrew Brooks

Phone:

Fax phone: 970 8201

CC:

From:
Angela Odell.

Phone: 9746465

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

Please see attached letter re: Graveley Road.

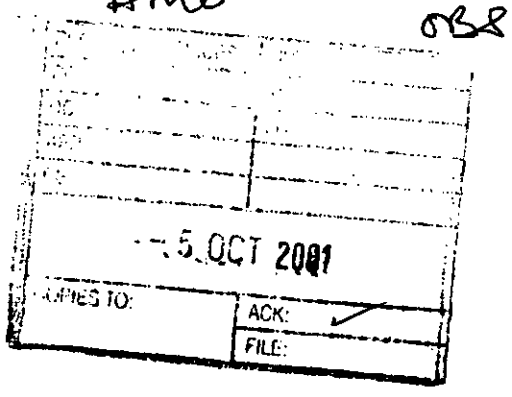
~~Re: Condition 14:~~ No. 20 Graveley Road backs onto plots 8+9

Re: condition 14: On attached plan which went to Committee, trees are shown in the rear of Plots 8+9. Therefore re: point (d), I think we need to look at replacements as an addition to the approved landscaping plan. Point (g) refers to fencing, but this is only generally covered in condition 3. I approved 1.8 m. fencing.

AMO

OBS

Graham Cooper
20, Grazeley Rd .
Three Mile Cross ,
Reading,
Berks.
RG7 1BJ .



Wokingham District Council
Environmental Services Department
Planning Services

23/02/2001

Attn. Mrs A. Odell

Dear Mrs Odell .

Planning Application No F/2001/3321

I would like to bring your attention to the following matters that I have observed on this site until now.

a) On several occasions work has been in progress on the site on Saturdays after the13:30 deadline. See 106 agreement par. 7. This should be terminated immediately.

b) There is insufficient parking on the site i.e. off-road or the site operatives, visitors etc. are not utilising it as EVERY work day there are between 4 and 12 vehicles of various types parked along the Grazeley road. The drivers /passengers go onto the site and it is frequently the same vehicles some on a daily basis. This situation does not comply with the 106 agreement para.10 and makes exiting my driveway very dangerous. What detail were submitted to you ? Have these be carried out? This must be stopped immediately.

c) The cleaning of mud deposits in accordance with agreement 106 para.11 of incredibly poor quality. A large proportion of the mud is just being washed into the gutter. The result is that weeds are now growing in the gutters that were clean prior to the start of the construction. The gutters must be cleared and kept clear of mud and weeds.

d) A row of 6 trees of 18 to 20 feet have been removed from the site which formed an extension of a row of similar trees on the western boundary of my property. Why were they removed? They afforded my plot significant privacy. They have been removed contrary to the conditions of the 106 agreement para.14. What are you going to do to penalise the contractor.

e) What were the conclusions of the archaeological report mention in para.15 of the 106 agreement.

f) I notice that a pipe has already been laid across the Grazeley Road into the open ditch on the North side. Is this a temporary or permanent solution? I would like your reassurance that which ever the case all flooding aspects as a result of additional surface water have been considered and approved in accordance with agreement 106 para16.

g) I was give to understand that the fence to be erected on my Southern boundary was to be 2.2m. It has now been installed and is significantly less than this. Please be so kind as to inform me what the correct height should be.

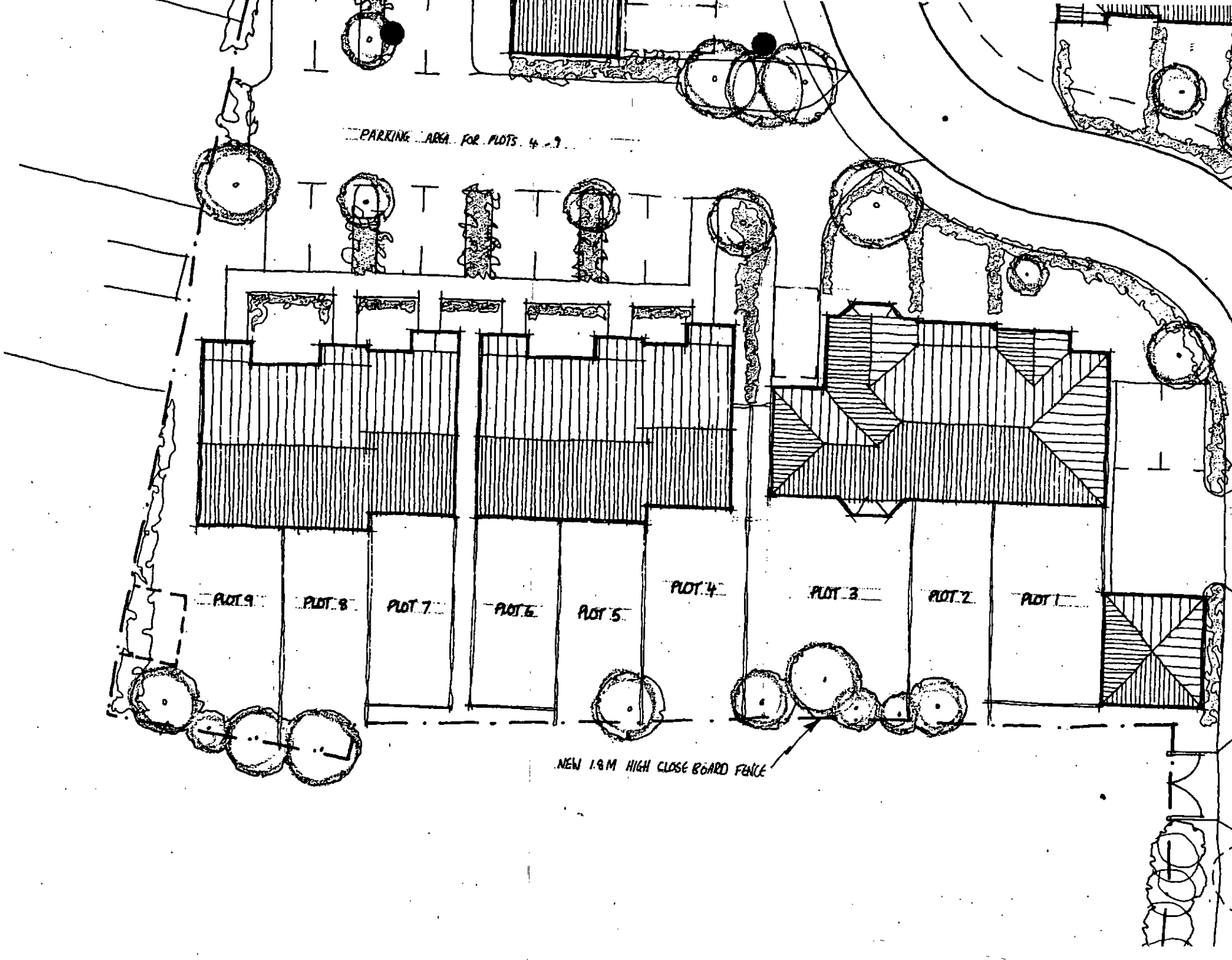
h) I would not be surprised if your inspector has already noticed several of the above . How often does he attend the site ?

I look forward to your reply.

Please pass this letter to the person concerned if this is not your responsibility.

Thanks and Regards.

Graham Cooper.


PARKING AREA FOR PLOTS 4 - 9
PLOT 9
PLOT 8
PLOT 7
PLOT 6
PLOT 5
PLOT 4
PLOT 3
PLOT 2
PLOT 1
NEW 1.8M HIGH CLOSE BOARD FENCE

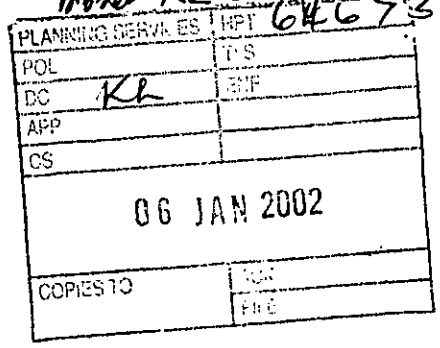
* * * COMMUNICATION RESULT REPORT (24.OCT.2001 19:50) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
612	MEMORY TX		99708201	OK	P. 1/1

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Note KL in conjunction D Drainage Engineer



Graham Cooper
20, Grazeley Rd.
Three Mile Cross,
Reading,
Berks.
RG7 1BJ.

Wokingham District Council
Environmental Services Department
Planning Services

23/02/2001

Attn. Mrs A. Odell

Dear Mrs Odell.

Planning Application No F/2001/3321

Attached is a letter that I wrote to you in 2001. The main point that I was highlighting was the problem of the surface water and land drainage. Despite my objections and a visit to the site by your drainage engineer the development went ahead. The result could be seen on the site on the 1st of January this year, Grazeley road was badly flooded as never before. The weather has been wet and we have over 100 flood warnings but we are not talking of a 30-year down poor.
Where was the additional water coming from? Naturally from the above mentioned deveopment. The main drain manhole cover lifted completely and the water ran straight into Grazeley road.
I have a written assurance from Wokingham Council that the developer would put forward a drainage plan for approval before the work on site started. So I guess they did and it was approved. This was obviously a mistake, as it does not work.
I would like to know what action will be taken by your department to rectify this matter.
Did you secure any guarantees from the developer on the performance of the drainage system and if not who is now responsible?
I will not accept any sort of excuses on this subject and intend to follow this matter to the bitter end as I consider the whole thing an utter disgrace. If genuine objections to planning applications are just ignored and filed away in the future then this situation will continue to reoccur and that is not in anybody's best interest.
I look forward to your reply.

Yours Faithfully.
Graham Cooper

Graham Cooper
20, Grazeley Rd .
Three Mile Cross ,
Reading,
Berks.
RG7 1BJ .

Wokingham District Council
Environmental Services Department
Planning Services

23/02/2001

Attn. Mrs A. Odell

Dear Mrs Odell .

Planning Application No F/2001/3321

Listed below are the objections that I would like to lodge at this time but I may I revise and extend the list dependent on your / the developers answers to my questions .

a) In principal I object to the number of dwellings being increased from 16 to 29 .This will result in:-
   i) reduction in the open space .
   ii) reduction of the area per dwelling = crowding .
   iii) increase in traffic in Grazeley road .
   iv) Increase in run-off of surface water .

b) I object in principal to the addition of a junction from the proposed site on to the Grazeley Rd. as -
   i) the speed limit in Grazeley road is 40 mph this results in many drivers driving, what I estimate to be, even faster, such an additional junction could result in some accidents. Please bare in mind that we have Hadleys haulage at the end of this road with a massive fleet of heavy trucks.
   ii) I have doubts that traffic feeding into Grazeley from the site will have sufficient line of sight to see on-coming traffic.
   iii) Have the developers approval from the authorities for this junction?

c) I object to the relocation of the pumping station from its previous location as show in the site layout of application 97/66558/F as:-
   i) any resulting negative impact on the environment will directly affect the existing residents .This is unfair , in its previous location any noise , smell or safety aspects would affect the new development residents first .It is their sewage they should live with the problems .
   ii) The new location would appear to me to be at a lower elevation than the old location this will mean that the speed that the sewage will back-up in the sewers and then flood in the event of a pump failure will be far quicker .Have the developers submitted revised calculation regarding the minimum flood times for the100 year rainfall worst case?
   iii) I have doubts about this developers competence to successfully complete this project if they can not choose the best location for a pumping station first time around .
   iv) Who is liable for damage resulting from flooding , smell and pollution after completion of the project if the developer still have the pumping station in the wrong location and you have approved the plan?
   v) Has the design of the station and its equipment been changed in any way ?
   vi) Will the pumps be supplied by the supplier that gave us the assurances regarding noise limits ?

Before any decision is made on this subject I would like also detailed clarification of the following questions .

a) What effect will the new layout have on the existing tree population ?

b) Will the conditions of the Claus 106 agreement of 97/66558/F also be applied to this application as a minimum ?

c) Why is the developer proposing the open space in the South East corner of the site where one side is to open land? It would be far better for the existing residence if the open space was located on the North or East boundaries to form an additional buffer between the existing houses and the now overcrowded new proposal.

d) I would also like to bring to your attention once more the whole subject of surface water drainage on this site and item 11 of clause 106 of approval 97/66558/F and any similar condition that could be placed on any subsequent approval on this application .Your drainage engineer visited the site to assess the suitability in principal of the developers proposal to discharge the whole surface water from the site into the water course on the North side of Grazeley road. He has inspected this water course and says that it looks incapable of taking any additional flow . The application now states that drainage will be via 'sewers and soakaways'.I understood that the sewers were only capable of taking the flow of the raw sewage from the pumping station i.e. no surface water .Is it now proposed to soakaway the surface water? They can not be serious!!!! In an area where we have clay soil and massive existing problems with high ground water levels. No planning approval should be given until they have submitted an acceptable proposal for the drainage of the surface water.

e) I would also like to raise the Question of the effects of this development in its previously approved form or this particular application on the land drainage . According to long term residents of this area the proposed site is laid with land drains as there are several natural underground springs on the site . Please check you records to confirm these statements .A site visit by your drainage engineer has helped to clarify this matter but the following questions remain unanswered:-

   i) What effect will this development have on the existing land drains ?

   ii) Will the already bad flooding, at times of storm rain fall in the existing properties be even worsened ?

   iii) Can the developer be tasked with retaining or improving the land drainage ?

   iv) Can the developer give us written assurance that should the flooding worsen then any effected existing residences are entitled to compensation for any resulting damage?

   v) Can the developer give a written assurance that if earthworks on the site uncover springs that the water can be channelled off of the site without any effect on the existing properties .

   vi) What value of guarantee (performance bond) will the council have in hand over the developer to insure that any written assurances given above can be up-held ?

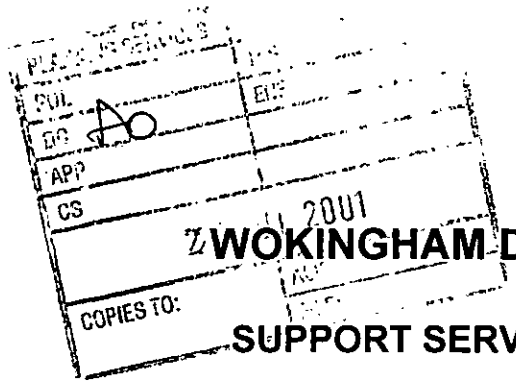
Your engineer reviewed the situation on the Linden Homes Woodcock Close site where the poor assessment of the land drainage has, as I understand, resulted in some of the properties having to be underpinned. What site surveying will be carried out to ensure that this will not reoccur in the above case?

It would appear that you are now starting to correct some of the land drainage problems e.g. the water course on the North side of Grazeley road. Why are you even considering this application when the existing problems with the land and surface water drainage in the area have not all been resolved and any work carried out under this application can only result in additional problems .

I consider that it is a reasonable demand that you correct ALL of the existing problems connected with the land and surface water around this site prior to you giving any sort of approval and in any case prior to the commencement of work of any sort on this site .

Yours Sincerely ,

cc Barry Packman, Malcolm Brian, Eddie Harper





WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/pf 6524
TO:	Angela Odell Development Control Tom Callaghan Highways Section Howard Squires Housing Lisa Jarvis Leisure Helen Rowlay Education and Cultural Services Julie Holland Financial Services	**YOUR REF:** **DATE:**	 25th July 2001

Land to the rear of 20-34 Grazeley Road - Section 106 Agreement
Planning Application No. F/2001/3321

Attached for your information is a copy of a completed Section 106 Agreement.

It will be necessary to check the progress of the development because of the trigger points in the agreement.

I should be grateful if you would please note the contributions and matters which replace to your area. I should also be grateful if the Development Control Section or the new postholder in Planning will keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Colin Lawley

DATED 12TH JULY **2001**

BEWLEY HOMES PLC

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

Under Section 106 Town and Country Planning Act 1990 relating to land to rear of 20-34 Grazeley Road - Application Number F/2001/3321

THIS AGREEMENT is made the 12th day of July Two Thousand and One BETWEEN **WOKINGHAM DISTRICT COUNCIL** of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and **BEWLEY HOMES PLC** of Inhurst House Brimpton Road Baughurst Hampshire (hereinafter referred to as "the Applicant')

WHEREAS:

A. The Applicant is the estate owners in fee simple of the land shown edged red on the plan annexed hereto and known as 20-34 Grazeley Road Three Mile Cross ("the Site")

B. On the 7th February 2001 the Applicant made an application for planning permission ("Application No. F/2001/3321") for the erection of twenty-nine dwellings and demolition of 32 Grazeley Road and associated works ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2001/3321 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2001/3321

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come hereby covenants with the Council: that

   a) Prior to the occupation of any dwelling on the development to construct six dwellings in the positions indicated on and in accordance with the application plans and in accordance with Housing Corporation Scheme Development Standards and to include all reasonable services and vehicular access to the Highway (The RSL Dwellings) and transfer The HC Dwellings to a registered social landlord within the meaning of the Housing Act 1996 ("The RSL") which shall be Thames Valley Housing Association Limited or any other registered social landlord agreed between the Applicant and the Council

   b) The total price to be paid by RSL for the RSL Dwellings shall be no more than 90% of The Housing Corporation's Total Cost Indicators current at the date of the transfer or Seven Hundred and Fifty Thousand Pounds (£750,000.00) exclusive of VAT whichever is the greater

c) The RSL Dwellings shall be used at all times for the purpose of social/affordable housing which for the purpose of this agreement means accommodation which is accessible/affordable to people whose income or resources are insufficient to enable them to buy or rent housing on the open market within Wokingham District but this clause shall not be binding upon any mortgagee of the RSL or the shared ownership leaseholder or mortgagee of any individual dwelling or of any successors in title to any such leaseholders, mortgagees or receivers for such mortgagees nor shall it be binding upon any individual exercising a right to buy or similar statutory right

d) The Council shall have full nomination rights to the RSL Dwellings and the RSL Dwellings shall provide affordable accommodation in terms of out-turn costs (equity share values and rental charges) for Council nominees

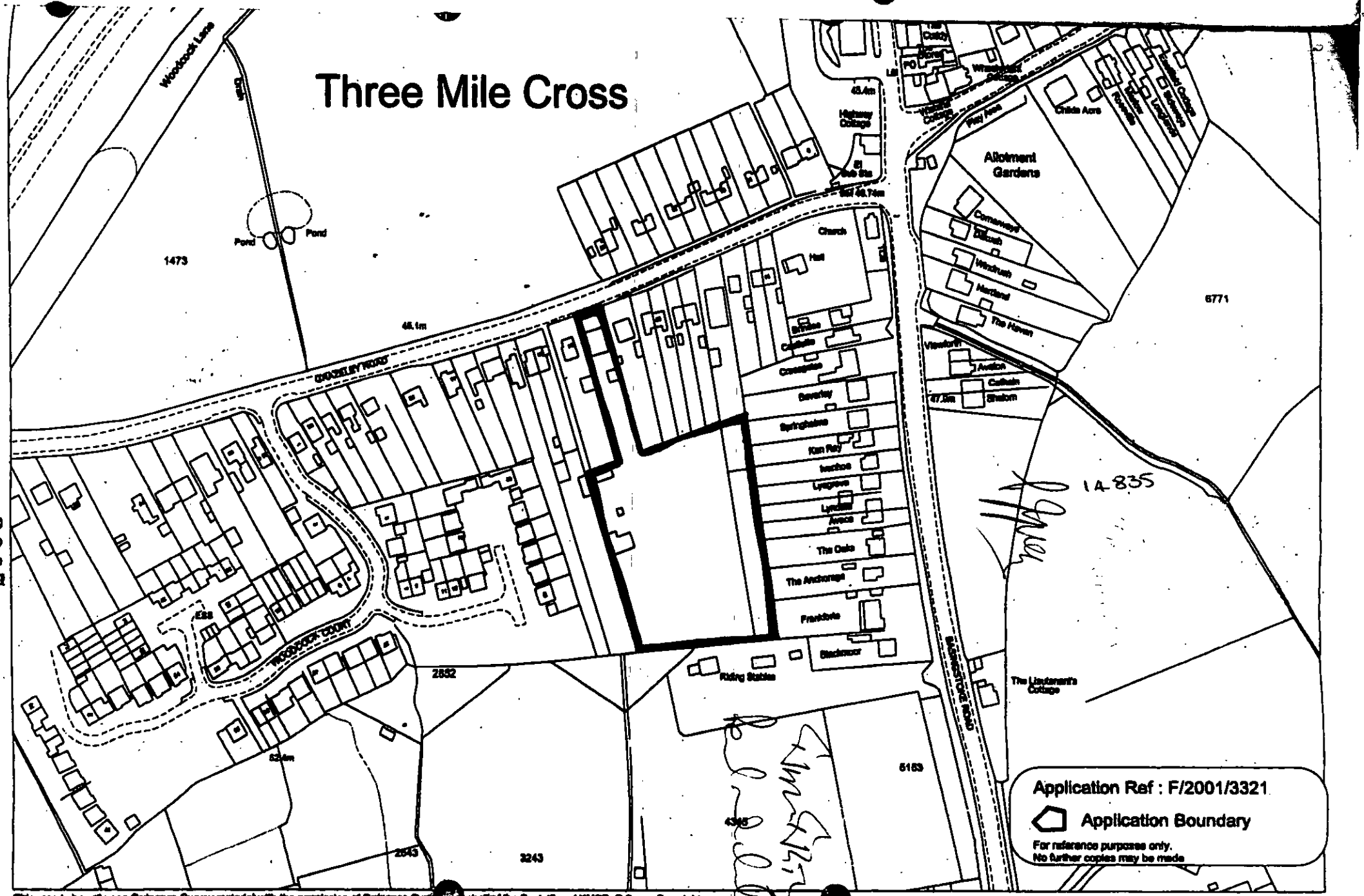
e) To pay to the Council prior to commencement of the Development the sum of FORTY TWO THOUSAND AND TWENTY SEVEN POUNDS (£42,027.00) towards improvement of Primary School(s)

f) To pay to the Council prior to the commencement of the Development the sum of THIRTY FIVE THOUSAND POUNDS (£35,000.00) towards improvements in Parish community facilities off site recreation and open space improvements in the local area

g) To pay to the Council prior to commencement of the Development the sum of TWENTY NINE THOUSAND NINE HUNDRED POUNDS (£29,900.00) towards sustainable transport measures.

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows: -

a) All the sums referred to in this Agreement shall be subject to increase by the percentage change in the figures shown in the Index of Retail Price (all items)



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14835

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published by or on behalf of H M Government from the date of this Agreement until the date of payment.

b) The expression "the Applicant" and "the Council" shall include their respective successors in title and assigns.

c) The Covenants on the part of the Applicant (with the exception of clause 4h) contained in this Agreement shall not be enforceable against individual purchasers or lessees of dwellings on the Development.

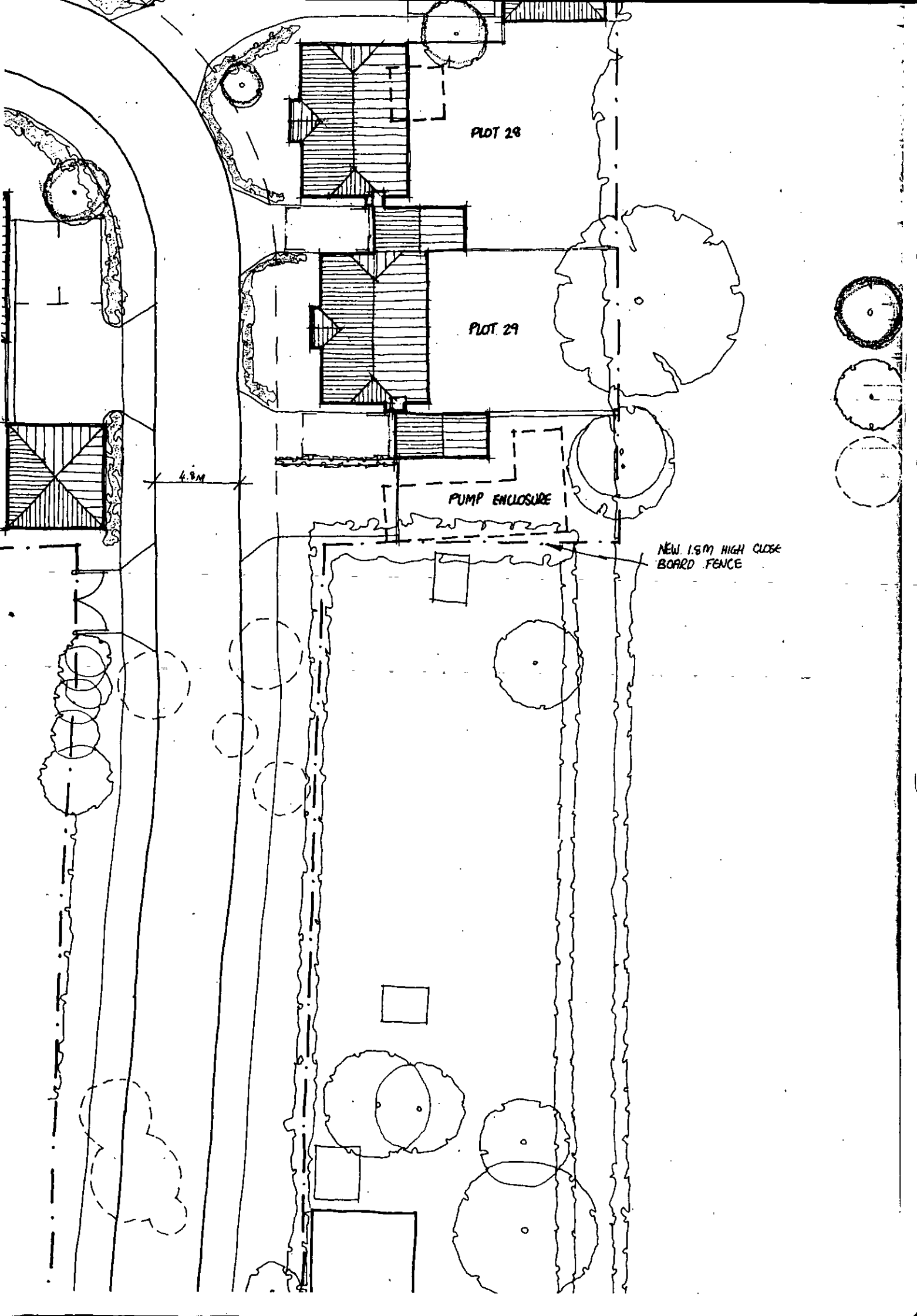
d) In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

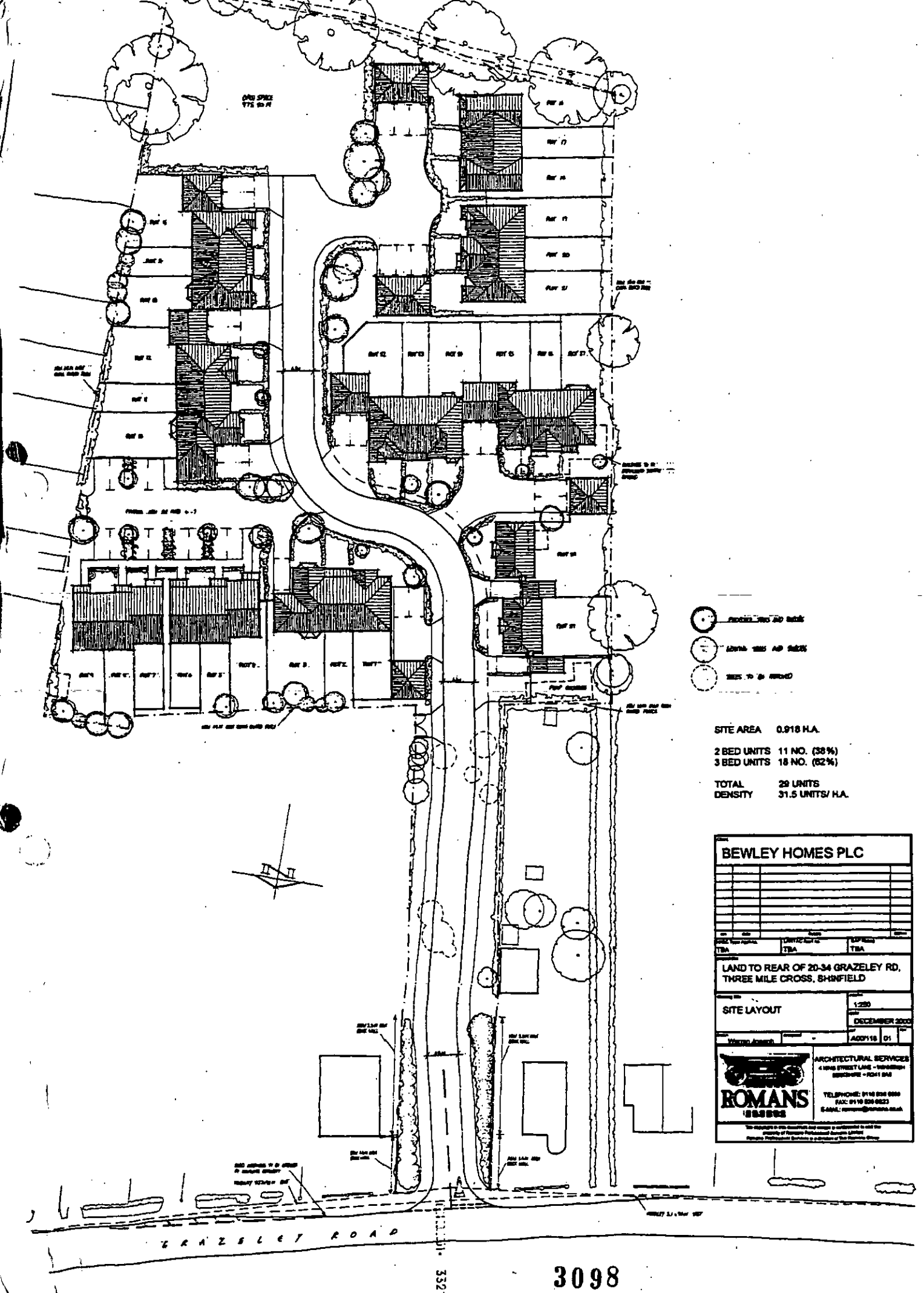
IN WITNESS whereof the parties hereto have affixed their Commons Seals the day and year first before written

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
Was hereunto affixed in the presence of:-

14835

Solicitor


PLOT 28
PLOT 29
4.8M
PUMP ENCLOSURE
NEW 1.8M HIGH CLOSE BOARD FENCE



SITE AREA 0.918 H.A.

2 BED UNITS 11 NO. (38%)
3 BED UNITS 18 NO. (62%)

TOTAL 29 UNITS
DENSITY 31.5 UNITS/ H.A.

BEWLEY HOMES PLC

LAND TO REAR OF 20-34 GRAZELEY RD, THREE MILE CROSS, SHINFIELD

SITE LAYOUT

1:250

DECEMBER 2000

A007/16 01

ROMANS

ARCHITECTURAL SERVICES

3098