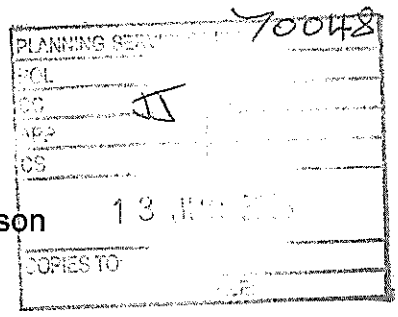
Our Ref: IJ/KH

Your Ref: 2002/6007

12th June 2003



Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
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DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

For the attention of Jeni Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Regarding the above site. In accordance with condition 22 of the consent I now attach a copy of an archaeological report undertaken by HAT. A copy of this has been submitted directly to the County Archaeologist for approval.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

112 – 116 LONDON ROAD, RUSCOMBE, BERKSHIRE

AN ARCHAEOLOGICAL MONITORING & RECORDING

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HERTFORDSHIRE ARCHAEOLOGICAL TRUST
Report No. 1327

112 – 116 LONDON ROAD, RUSCOMBE, BERKSHIRE

Archaeological Monitoring & Recording

Parish: *Ruscombe*
NGR: *SU 7918 7638*
Site Code: *HAT 712*

Matt Sutherland BA
May 2003

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****

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112- -116 LONDON ROAD, RUSCOMBE, NEAR TWYFORD, BERKSHIRE

AN ARCHAEOLOGICAL MONITORING & RECORDING

SUMMARY

During March 2003 Hertfordshire Archaeological Trust carried out programme of archaeological monitoring and recording on land at 112 – 116 London Road, Ruscombe, Berkshire. The monitoring was conducted during the construction of 13 residential propertie, and consisted of observing the groundworks associated with the foundations, access road and services.

The areas reduced for the new access road and house footprints revealed areas of modern disturbance. No archaeological features or finds were present. The excavation of the foundation trenches revealed a common stratigraphy. Again no archaeological features or finds were present.

1 INTRODUCTION

1.1 During March 2003 Hertfordshire Archaeological Trust (HAT) carried out archaeological monitoring and recording at 112- 116 London Road, Ruscombe, Berkshire (SU 7918 7638) (Figs.1-2). The monitoring was commissioned by Michael Shanly Homes Ltd, and encompassed the groundworks associated with the construction of 13 residential dwellings, with associated access and services.

1.2 The monitoring was undertaken in accordance with advice received from Babtie Environmental, and a specification prepared by HAT (11/03/03). The latter was approved by Babtie Environmental. The exercise also complied with the Institute of Field Archaeologists' (IFA) *Standard and Guidance for Archaeological Watching Briefs* (revised 1999).

2 DESCRIPTION OF THE SITE

2.1 The site is located on the south eastern side of London Road within the urban core of Ruscombe, formerly comprising a single dwelling, along with overgrown vegetation and trees, within an area of approximately 0.39 hectares (Fig.2).

2.2 The geology of the site consists of natural drift deposits of argillic brown earths of Hucklesbrook association (Soil Survey of England and Wales and British Geological Survey), comprising light yellow clay, with some gravel lenses and areas of light grey-blue clay, underlying a subsoil of orange brown clay, with occasional lenses of gravel. The site lies on the terrace of the river Loddon, which is situated some 700m to the west.

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2.3 It lies at an average height of 42-48m AOD, with land rising to the south and east from the London Road frontage.

3 BACKGROUND

3.1 The site lies between the historic mediaeval cores of the settlements of both Twyford and Ruscombe, along the principal late mediaeval and post-mediaeval route through the village (London Road).

3.2 The mediaeval core of the village probably lay closer to the church at Ruscombe,

4 METHODOLOGY

4.1 The monitoring was conducted in accordance with the approved specification, and also complied with the Institute of Field Archaeologists' *Standard and Guidance for Archaeological Watching Briefs* (1994, revised 1999) and *Code of Conduct.*

4.2 It comprised the observation of all groundworks, the inspection of the subsoil and natural deposits for archaeological features, the examination of spoil heaps and the recording of soil profiles. Deposits were recorded by means of *pro forma* recording sheets, drawn to scale and photographed as appropriate. Excavated spoil was searched for archaeological finds and the site was scanned by metal-detector.

5 RESULTS

The ground reduction and the excavation of foundation trenches were monitored across the whole site (Fig.3). A common stratigraphy was recorded over the site. Individual area descriptions are presented below:

5.1 *Plots 1, 2 and 3*

Sample section (0.00 = 42.70m AOD):

0.00 – 0.38m	L1000. Topsoil. Dark grey brown silty clay with frequent modern demolition debris (glass/plastic/brick fragments etc).
0.30 – 0.68m	L1001. Subsoil. Orange/brown clay with infrequent lenses of gravel.
0.68 – 1.48m	L1002. Natural Drift. Light yellow clay with lenses of gravel and blue clay.

Description Some disturbance by tree root disturbance was noted. This was not surprising given the previous use of the site. No archaeological features or finds were present.

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5.2 *Plots 4 and 5*

Sample section (0.00 = c.45.00m AOD):
0.00 – 0.45m L1000. Topsoil. As above.
0.45 – 1.45m+ L1002. Natural Drift. As above.

Description No subsoil was present in this part of the site. More substantial recent ground disturbance and service trenches were evident. No archaeological features or finds were present.

5.3 *NE-SW Segment of Access Road*

Sample section (0.00 = 46.10m AOD):
0.00 – 0.30m L1000. Topsoil. As above.
0.30 – 0.65m L1001. Subsoil. As above.
0.65 – 1.15m+ L1002. Natural Drift. As above.

Description Some tree root disturbance and modern building debris was again evident. No archaeological features or finds were present.

5.4 *Plot 6 - 13*

Sample section (0.00 = 47.90m AOD):
0.00 – 0.35m L1000. Topsoil. As above.
0.35 – 0.70m L1001. Subsoil. As above.
0.70 – 2.00m+ L1002. Natural Drift. As above.

Description The sample section was recorded in the vicinity of Plot 6 in the NE corner of the site. The deepest ground reduction occurred here. Ground reduction was less towards the SW corner of the site (Plots 6 - 11). In the vicinity of Plots 12-13 no ground reduction was undertaken. Some modern intrusions were noted here. No archaeological features or finds were present.

5.5 *NW-SE Segment of Access Road*

Sample section (0.00 = 42.15m AOD):
0.00 – 0.30m L1000. Topsoil. As above.
0.30 – 0.65m L1001. Subsoil. As above.
0.65m+ L1002. Natural Drift. As above.

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Description The ground reduction for the new access road revealed no archaeological features or finds. A drain which passed along the roadway revealed the natural drift to extend to 1.9m+ below the existing ground surface. A similar stratigraphy was recorded as observed in the vicinity of Plots 12 and 13.

6 DEPOSIT MODEL

6.1 Much of the former mature garden areas of the site were sealed by a shallow, dark greyish brown silty clay topsoil, variously disturbed by tree roots and more modern intrusions. The underlying subsoil, where present, was an orange/brown slightly gravely clay, sealing the natural drift at a common depth of c.600mm below the exiting ground surface. In areas such as plots 4/5 the subsoil had mixed interface with the underlying gravel drift. The natural drift comprised a predominantly light yellow clay, with some gravel lenses and areas of light grey-blue clay. It was present to at least 2m below the existing ground surface. The topsoil and subsoil became thinner as the ground dropped away on the north east and north west boundaries of the site.

7 CONFIDENCE RATING

7.1 No factors hindered the identification of archaeological features or finds during the execution of the project.

8 DISCUSSION

8.1 Despite its potential the site contained no archaeological features or layers. It was partially disturbed by both tree roots and modern building remains. The natural ground surface was intact across the majority of the site, and a mature subsoil was also present.

ACKNOWLEDGEMENTS

HAT is grateful to Michael Shanly Homes Ltd for their co-operation and funding of the archaeological monitoring and recording (in particular Messrs Ray Manning and Kevin Feeney).

HAT is also pleased to acknowledge the input and advice of Mr Kev Beachus of Babtie Environmental.

REFERENCES

Institute of Field Archaeologists. 1994 (revised 1999). *Standard and Guidance for Archaeological Watching Briefs.*.

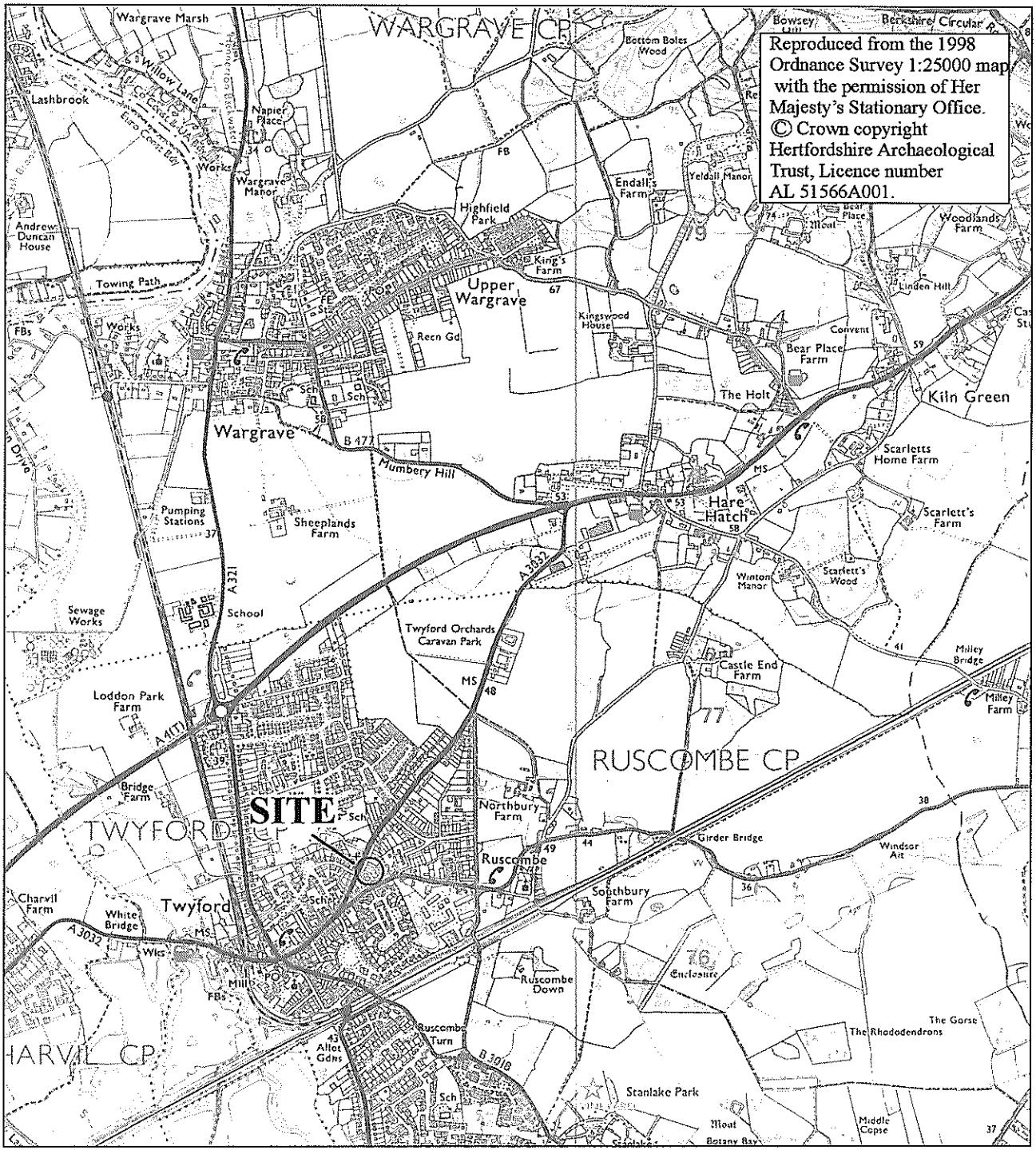

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Fig. 1 Site Location Plan

Scale: 1:25,000

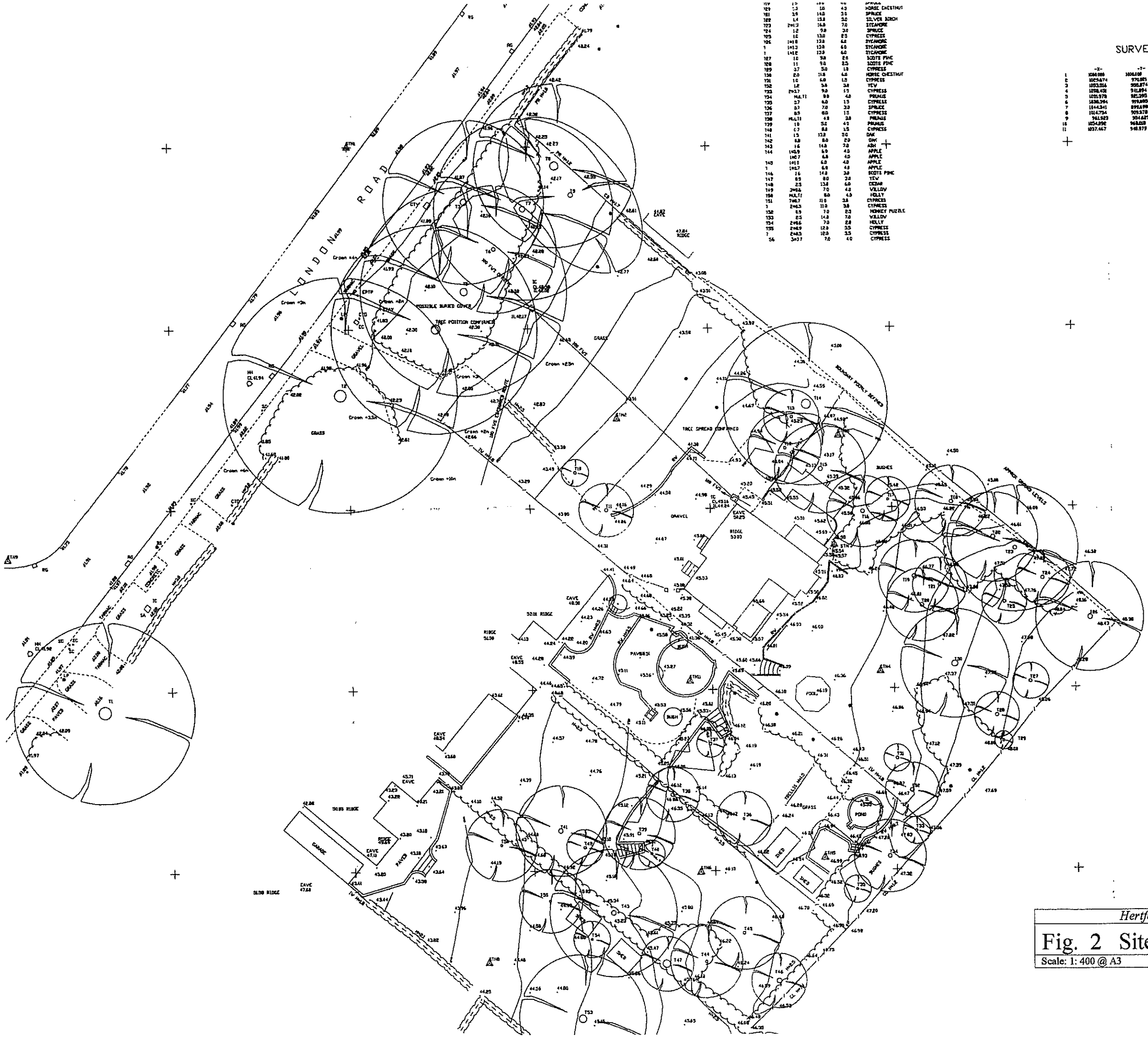

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Fig. 2 Site Survey

Scale: 1: 400 @ A3

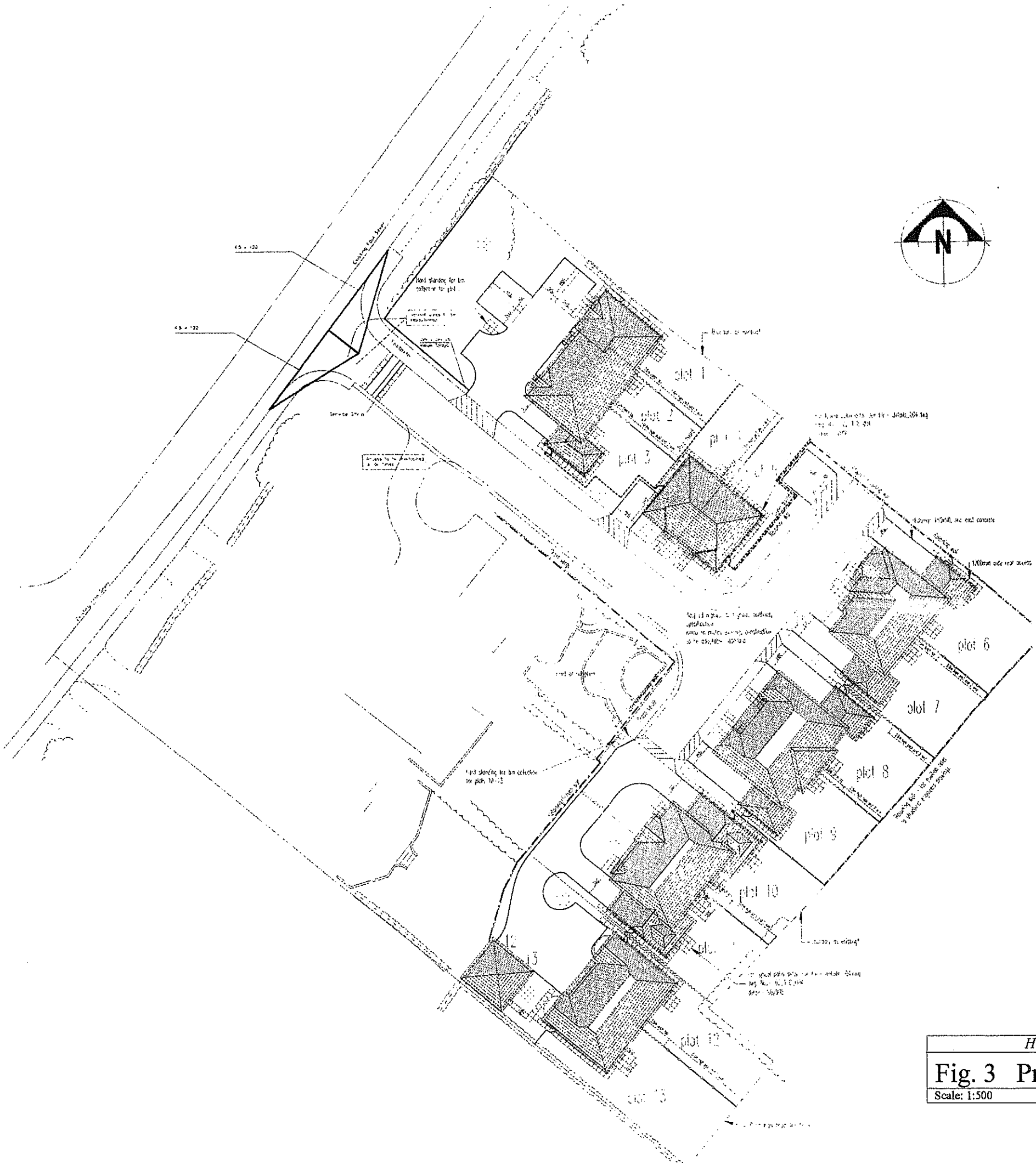

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Fig. 3 Proposed Development

Scale: 1:500



The Seed Warehouse • Maidenhead Yard • The Wash • Hertford • SG14 1PX
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INVESTOR IN PEOPLE

REGISTERED IFA ORGANISATION

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

Ms Jeni Jackson
Senior Planner (ESD)
Wokingham Unitary
Po Box 157
Shute End
WOKINGHAM RG40 1WR

02 MAY 2003

Thursday 1st May 03

Dear Ms Jackson,
Re: Application F/2002/6007
We appreciate your offer to send us a copy of the revised tree screening plan for this development, as soon as it is received. Clearly, the original suggestion for screening would have provided little or no cover for those of us living to the South West and West of the development.

The developers have deliberately broken Condition 3, which required both submission and approval of the boundary treatments ~ *before the development commenced.* Our concern is that they will submit a new plan, which will be very little different from the first. We expect they will argue there is no room left to plant more trees to the South West and West of the site, because of the positioning of approved buildings and their closeness to the boundary. Base construction of these buildings is now already well advanced

However, had they followed the approved procedure, then no such defence could be offered. But, we must not jump the gun. Rather, we should simply wait and see …

Yours sincerely

Hardman.

Mr & Mrs J Hardman

68855

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

JJ

Ms Jeni Jackson
Senior Planner (ESD)
Wokingham Unitary
Po Box 157
Shute End
WOKINGHAM RG40 1WR

02 MAY 2003

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J. Hardman.

Mr & Mrs J Hardman

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

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13 MAY 2003	
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Ms Jeni Jackson
Senior Planner (ESD)
Wokingham Unitary
Po Box 157
Shute End
WOKINGHAM RG40 1WR

Friday 9th May 03

Dear Ms Jackson,
Re: Application F/2002/6007

Whilst you await an improved tree screening plan from Shanley, can we add two further related comments for your consideration. We raise these simply because we, together with Councillor Conway, have been expressing concerns about this aspect of the development for many months, prior to your involvement.

First, as you know, the developer invited ACD Landscape Architects to prepare a report on the `retention value' of the trees within the proposed development site. As a result, ACD recommended trees categorised C & D could be destroyed (which they have), whilst those A & B should be retained. The reality has proved very different. Below, I have listed all A & B trees and identified their fate. I have ignored the mature trees that border London Rd.

Tree 14	*destroyed*	to be retained
Tree 19	*destroyed*	to be retained
Tree 32	*destroyed*	
Tree 36	*destroyed*	
Tree 37	*destroyed*	
Tree 41	*(outside the development)*	retained
Tree 43	*destroyed*	
Tree 46	retained	
Tree 47	*destroyed*	
Tree 49	*(outside the development)*	
Tree 50	retained	
Tree 51	*destroyed*	

As you will see, little or nothing of their own expert's recommendations for retaining category A & B trees have been followed by the developer.

Second, the original Site Plan 804-plm-101, upon which decisions must have been made, did indicate a well screened site with many mature trees. The drawings of each dwelling compounded this impression. But, again, reality is proving to be very different, as the first point above confirms.

Lets us hope the revised tree screening plan from Shanley makes some genuine attempt to redress the balance. Nothing less should be acceptable.

Yours sincerely

Mr & Mrs J Hardman

J. Hardman

cc Councillor Stephen Conway

Development Control

Memo

To: Neil Etherington

From: Jeni Jackson, Principal Planning Officer - North Area

CC:

Date: 16/05/03

Re: Application No. F/2002/6007 – 110 to 116 London Road, Ruscombe

---

Please find attached a soft landscaping plan and a plan showing the compound layout in relation to conditions on the above permission. I would appreciate your comments at your earliest convenience.

Regards,

Jeni Jackson

Principal Planning Officer - North Area

Our Ref: IJ/KH

Your Ref: 2002/6007

11th March 2003

Michael Shanly Homes

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Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Mr Hardman
0118 934 0039
landscaping scheme
Amendments

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Further to my letter of 28th January 2003 regarding materials I now attach samples for your consideration which I trust are to your satisfaction.

As agreed I will attempt to submit the remaining conditions details as a single package in the next week or so.

I trust this is acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes

Jenifer Jackson

To: Drsrconway@aol.com
Subject: RE: 45-49 Old Bath Road, Charvil

Thank you for your response on the deemed reasons for refusal.
As regards Mr Hardman, I would advise that the Council has no leverage to require the developer to contribute towards the costs of landscaping although this doesn't prevent Mr Hardman asking the developer direct.
Regards,
Jeni Jackson.

-----Original Message-----
From: Drsrconway@aol.com [SMTP:Drsrconway@aol.com]
Sent: 28 May 2003 18:22
To: Jenifer.Jackson@wokingham.gov.uk
Subject: Re: 45-49 Old Bath Road, Charvil

Dear Jeni,

Many thanks for sending me the draft reasons for refusal. They sum up the issues very well.

On an entirely different subject, Mr Hardman has been on to me again about the London Road development and the lack of screening. I think he now accepts that there is no room for the screening that he wants on the approved layout. He has accordingly started to prepare his own screening - over which, of course, he has complete control. He is now pressing for the developer to make a contribution to the costs of the screening he proposes to plant. I imagine that there is no possibility of the developer making a financial contribution, given that he is not in a position to comply with the request for extra landscaping on site? I think I know the answer, but I have to ask.

Best wishes,

Stephen

Date: 27 June 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes .

Case Officer: Jeni Jackson

The new plans show the following: Details to comply with conditions for slab levels (condition 8), access (condition 13 & 23), surface water (condition 17) & drainage (condition 20). Drawing nos: C101 Rev L, C301 Rev C, & house setting out details.

Comments are required by 12/07/2002.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

DRAINAGE

Details of surface water drainage have been received.

I didn't put on conditions 17 and 20

RJ 22/7/03

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish:	**RUSCOMBE**
Location:	**116 and land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**
Proposal:	**Proposed erection of 13 dwellings and demolition of 116 London 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.

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 treatments, including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C of

Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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 demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

10. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

11. 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.

12. 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.

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

16. No 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed using the approved details and shall there after be retained as such.

24. The dwellings shall not be occupied until space has been provided within the site for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

25. The road shall be built to adoptable standards.

26. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

27. 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.

28. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

29. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

30. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

Reasons

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the visual amenities of neighbouring residents and the locality.

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. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12. In the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. In the interests of visual amenity.

15. In the interests of visual amenity.

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

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

18. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

21. The proposed development may have an impact on bats, which are of international importance and protected by law.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

24. In the interests of highway safety and convenience.

25. In the interests of highway safety and convenience.

26. In the interests of highway safety and convenience.

27. In the interests of highway safety and convenience.

28. In the interests of highway safety and convenience.

29. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Informatives

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

Berkshire Structure Plan Policies EN1, H5 and H9.

Loddon Area Local Plan Polkicies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5 and LT6.

Wokingham District Local Plan Policies WH6, WOS3, WBE1, WBE11, WT6, WT7 and Housing Density Policy.

2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proosed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as Street Lighting Authority on 0118 9746326.

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/04/2003

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.

Our Ref: IJ/KH

Your Ref: 2002/6007

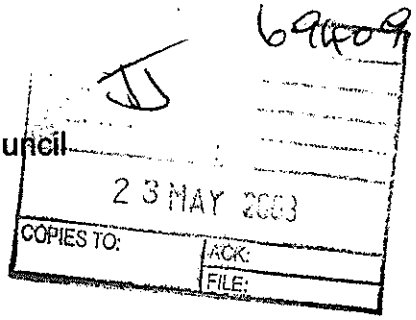
23rd May 2003

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW

Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



PLANS TO MEET CONDITIONS

6007

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Regarding the above. I now seek to discharge conditions relating to planning consent 2002/6007 as detailed below:

Condition 8 : Slab Levels

For your consideration I attach 2 copies of a house setting out drawing which illustrates proposed slab levels.

Condition 13 : Access

Please find enclosed 2 copies of drawing C101 Revision L which illustrates details of the proposed access.

Condition 17 : Surface Water

Please see the attached drawing C101 Rev L for details.

Condition 20 : Drainage

Please see drawing C101 Rev L for details.

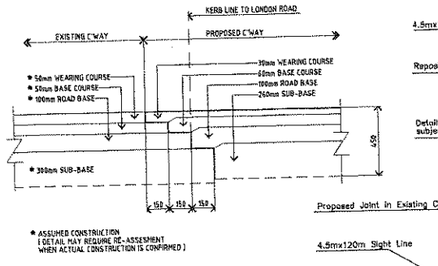
Condition 23 : Access details

I attach 2 copies of drawing C301 Rev C which illustrates construction details of the access.

I trust these are acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes



* ASSUMED CONSTRUCTION
(DETAIL MAY REQUIRE RE-ASSESMENT WHEN ACTUAL CONSTRUCTION IS CONFIRMED)

TIE-IN DETAIL – SECTION A–A

SCALE 1 : 10

4.5mx120m Sight Line

Repositioned street light

Details of S4 to be confirmed subject to culvert verification

Proposed Joint in Existing C'way

4.5mx120m Sight Line

EXISTING HEDGES

ACCESS TO BE MAINTAINED AT ALL TIMES

ESTIMATED ROUTE OF 100 DIA FOUL WATER DRAIN TO BE CONNECTED TO MH2

EXISTING HEDGES

NO SOAKAWAYS TO BE CONSTRUCTED WITHIN 5m OF A BUILDING

KEY

- ⊞ = YARD GULLY
- ⊠ = ROAD GULLY
- ▯ = SOIL VENT PIPE
- ▯ = STUB STACK
- – – – = SURFACE WATER DRAINAGE
- – · – = FOUL WATER DRAINAGE
- ○ = RAIN WATER PIPE
- ○ = SURFACE WATER INSPECTION CHAMBER
- ● MH3
- ○ SA
- ○ S2
- ⊕ = RODDING EYE
- 45.70 = EXISTING LEVEL
- ⊕ = STREET LIGHT

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

Invert level of public foul sewer to be checked prior to laying on site drainage.

The beech tree T14 to the rear of Plots 4 – 5 is to be preserved under a local authority Tree Preservation Order.

All works to be in accordance with Sewers for Adoption 5th Edition and Thames Water Addendum.

Construction of retaining walls shall minimise the disturbance of tree roots.

The kerbing around the narrowing will be formed with granite setts with nominal 75mm upstand.

ORIGINAL SIZE OF DRAWING A1

DO NOT SCALE

PLANS TO MEET CONDITIONS
6007 -1

REV.	DESCRIPTION	DATE
L	MODIFIED & ADDED AS SHOWN CLOUDED	28-04-03
J	LINK S2-S3, PLOTS 6-8 FOUL DRAINAGE	07-03-03
H	AS CLIENTS COMMENT	25-02-03
G	CONTOUR LAYOUT ADDED	18-02-03
F	PLOT B INSPECTION CHAMBER	11-02-03
E	THAMES WATER'S LETTER OF 3/02/03	07-02-03
D	AS CLIENTS COMMENT	04-02-03
C	AS CLIENTS COMMENT	28-01-03
B	DRAWINGS AUDITED	21-01-03
A	SOAKAWAYS REPOSITIONED	09-12-02

LWA Oxford Ltd
Consulting Engineers & Surveyors
The Old Board Room, Building B2
North Culham Estate
Culham Science Centre
Abingdon, OX14 3GY
Tel: 01865 408 508
Fax: 01865 408 557
email: drawings@lwaoxford.co.uk

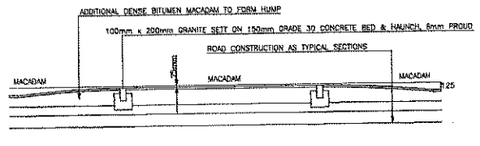
DESIGNED	EM	Client:	MICHAEL SHANLY HOMES
DRAWN	EM		
CHECKED	AB		
APPROVED	CW	SCALE	1:200 ; 1:10

110 – 116 LONDON ROAD

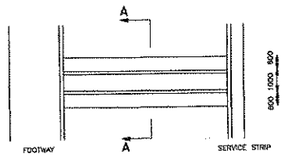
Title:

ENGINEERING LAYOUT

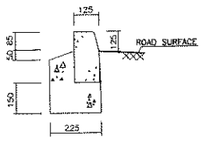
Drg No	804.2017-C101			
2017	1	10	L	30/11/02
PROJECT NUMBER	SHEET	OF	REV	DATE



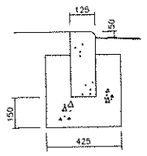
A–A



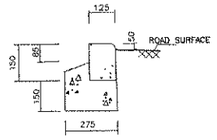
RUMBLE STRIP



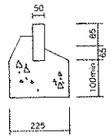
HALF BATTERED KERB
125 X 255 HB2



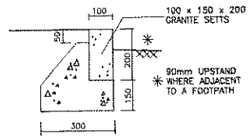
RUMBLE STRIP
VEHICULAR CROSSING



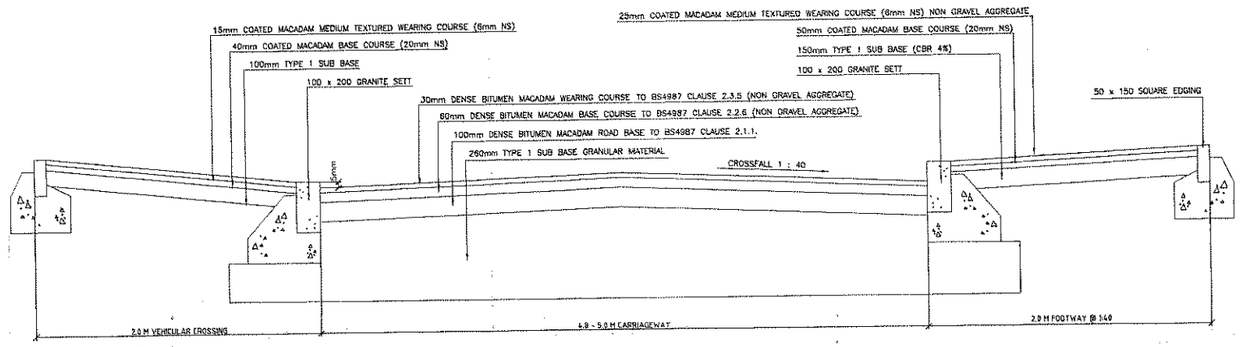
BULLNOSE KERB
125 X 150 BN



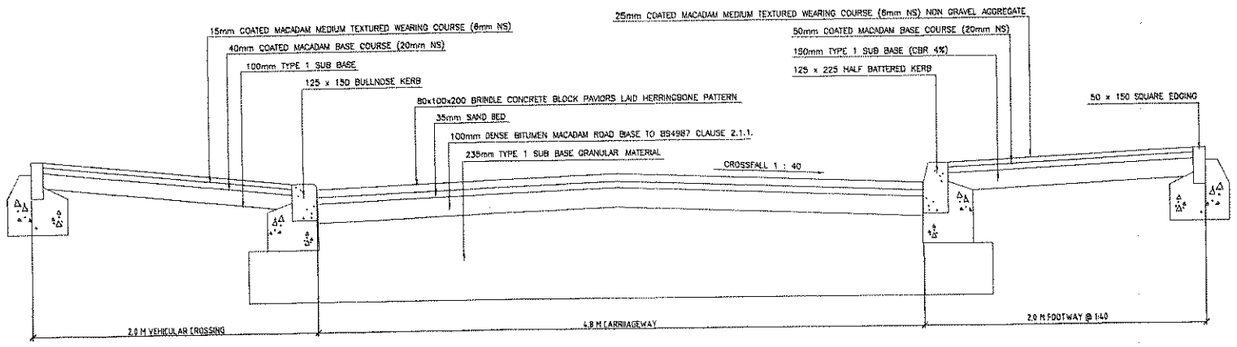
SQUARE EDGING
50 X 150 EF



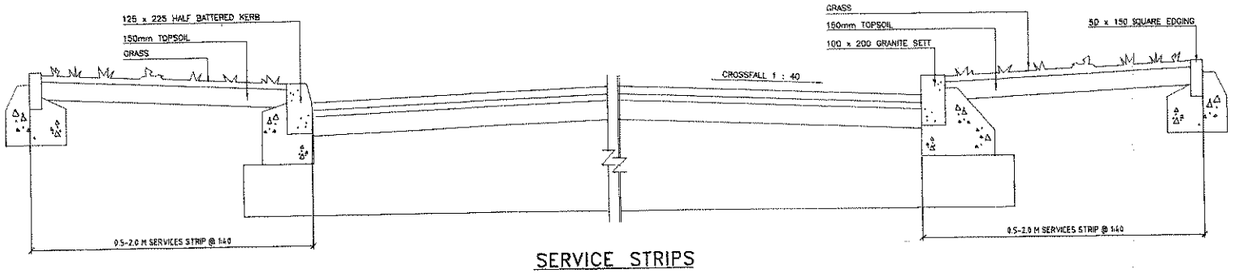
GRANITE SETT
100 X 200



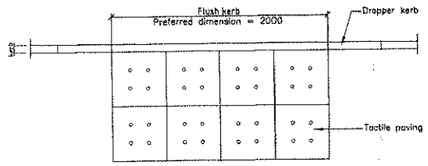
DENSE BITUMEN MACADAM CARRIAGEWAY TO ENTRANCE
DENSE BITUMEN MACADAM CARRIAGEWAY BEYOND BLOCK PAVING



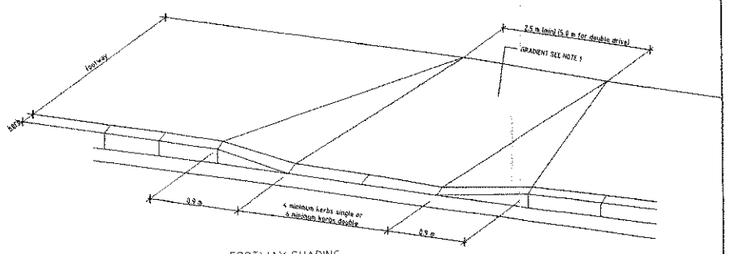
BLOCK PAVED CARRIAGEWAY



SERVICE STRIPS



UNCONTROLLED CROSSING
FOOTWAY ADJACENT TO KERB

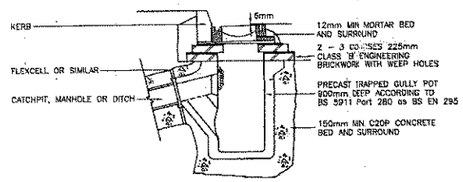


FOOTWAY SHAPING
AT CROSSING

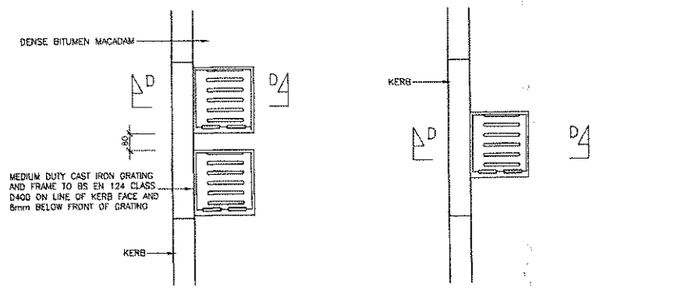
NOTES

1. MAX FOOTWAY CROSSFALL TO BE 5% (PREFERRED) OR 8% (ABSOLUTE MAX).
2. CONCRETE PAVING TO BE CONCRETE CLASS ST2 WITH U2 FINISH.
3. PRECAST CONCRETE KERBS TO BE HALF BATTER WITH 120 FACE.

VEHICLE CROSSOVER



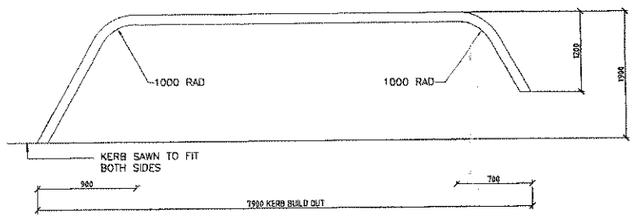
D–D



DOUBLE PRECAST TRAPPED GULLY POT
WITH MEDIUM DUTY GRATING AND FRAME

PRECAST TRAPPED GULLY POT
WITH MEDIUM DUTY GRATING AND FRAME

PRECAST GULLY TYPE G3



KERB BUILD OUT

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

All works to be in accordance with sewer for adoption 5th Edition.

ORIGINAL SIZE OF DRAWING A1

DO NOT SCALE

6007

PLANS TO MEET CONDITIONS

REV.	DESCRIPTION	DATE
C	DRAWINGS UPDATED	25-02-03
B	DRAWINGS UPDATED	13-01-03
A	CROSSOVER & FOOTPATH ALTERATIONS	09-12-02

LWA Oxford Ltd
Consulting Engineers & Surveyors
The Old Board Room, Building B2
North Culham Estate
Culham Science Centre
Abingdon, OX14 3GY
Tel: 01865 408 508
Fax: 01865 408 557
email: drawings@lwaoxford.co.uk

DESIGNED	EM	Client:	MICHAEL SHANLY HOMES
DRAWN	EM		
CHECKED	AB		
APPROVED	CW	SCALE	VARIES

110 – 116 LONDON ROAD

Title:

HIGHWAY DETAILS

Drg No	804.2017–C301			
2017	7	10	C	25/11/02
PROJECT NUMBER	SHEET	OF	REV	DATE

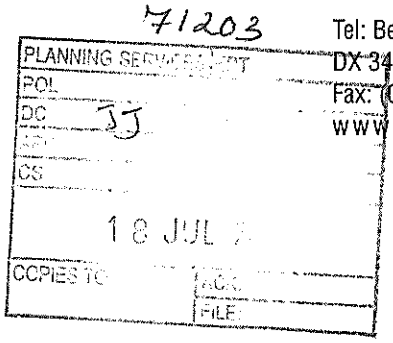
Our Ref: DG/KH

16th July 2003

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Mrs Jackson

RE: 110-116 London Road, Ruscombe, F/2002/6007

You will recall that details pursuant to the conditions attached to the above consent were submitted back in May. In view of the importance your Council places on compliance with conditions I trust you will also treat our submissions with equal importance and determine them as soon as possible.

I thank you in anticipation of your assistance.

Yours sincerely

Duncan Gibson
Planning Manager
MICHAEL SHANLY HOMES

c.c Kevin Feeney – MSH Western

2003890F
30 JUN 2003
FILE REF Drainage - Ruscombe.

RJ.

Date: 27 June 2003

To: Roger Johnson - Drainage

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/6007

Location: 116 And Land R/O 110, 112, & 114, London Road, Ruscombe, Reading.

Proposal: Proposed erection of 13 dwellings and demolition of 116 London Road.

Applicant: Michael Shanly Homes .

Case Officer: Jeni Jackson

The new plans show the following: Details to comply with conditions for slab levels (condition 8), access (condition 13 & 23), surface water (condition 17) & drainage (condition 20). Drawing nos: C101 Rev L, C301 Rev C, & house setting out details.

Comments are required by 12/07/2002.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

Details provided do not meet conditions 17 and 20 but I didn't put these conditions on the application RJ 11/7/03

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Michael Shanly Homes
Sorbon
Aylesbury End
Beaconsfield
Bucks
HP9 1LW

Application Number: F/2002/6007

Parish:	**RUSCOMBE**
Location:	**116 and land rear of 110, 112, & 114, London Road, Ruscombe, Reading.**
Proposal:	**Proposed erection of 13 dwellings and demolition of 116 London 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.

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 treatments, including details of the reinforcement of the boundary landscaping have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Immediately following the implementation of this permission, 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 buildings, extensions or alterations permitted by Classes A, B and C of

Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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 demolition and construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

10. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

11. 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.

12. 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.

13. No other development of the site shall take place until the access has been constructed in accordance with the approved submitted details and any street lighting columns and electricity supply poles at or affecting the proposed point of access to London Road have been relocated (at the applicant's own expense) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with full details of the measures for their protection in the course of development (these should be in line with the requirements of BS5837 and details of all new proposed planting; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

16. No 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.

17. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.

18. No works on site shall be carried out prior to a bat survey of the mature willow tree (mentioned in the Bioscan letter of the 1 May 2002) being carried out by a qualified Bat Worker. If any bats are present a DEFRA licence will be required and a copy of which shall be submitted to the Local Planning Authority prior to the felling of the tree.

19. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

20. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details.

21. Prior to the start of development, full details of the location and specifications of 6 schweguler 2FN special bat boxes; 6 Schweglar 2F bat boxes and Marshall bat bricks and cavities in at least 6 of the new dwellings, together with a schedule of their erection on the site, shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development on the site. These boxes shall then be erected on site in line with the approved details and shall there after be retained, unless approved in writing by the Local Planning Authority.

22. No development shall take place until arrangements have been made for an archaeological "Watching Brief" to monitor development groundworks and to record any archaeological evidence revealed. These arrangements are to be submitted to, and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the "Watching Brief" proposals agreed pursuant to this condition and shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

23. Prior to the start of development of the site, full details of the construction specifications for the access road shall be submitted to and approved in writing by the Local Planning Authority. The access road shall be constructed using the approved details and shall there after be retained as such.

24. The dwellings shall not be occupied until space has been provided within the site for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

25. The road shall be built to adoptable standards.

26. No other development shall be commenced until visibility splays of 4.5 metres by 120 metres have been provided at the proposed vehicle access. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

27. 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.

28. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

29. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing details.

30. The first floor window in the north east elevation of plot 1 of the hereby approved development shall not at any time be glazed other than with obscure glass. It shall be fixed shut, and be permanently so retained thereafter.

Reasons

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

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

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

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

5. To safeguard the visual amenities of neighbouring residents and the locality.

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. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.

10. To safeguard visual amenities.

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

12. In the interests of highway safety and convenience.

13. In the interests of highway safety and convenience.

14. In the interests of visual amenity.

15. In the interests of visual amenity.

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

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

18. The proposed development may have an impact on bats, which are of international importance and protected by law.

19. In the interests of visual amenity.

20. To ensure the provision of adequate water drainage systems.

21. The proposed development may have an impact on bats, which are of international importance and protected by law.

22. To ensure that any archaeological evidence discovered during ground works is adequately recorded.

23. To safeguard the future health of the Oak tree at the entrance to the site.

24. In the interests of highway safety and convenience.

25. In the interests of highway safety and convenience.

26. In the interests of highway safety and convenience.

27. In the interests of highway safety and convenience.

28. In the interests of highway safety and convenience.

29. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Informatives

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

Berkshire Structure Plan Policies EN1, H5 and H9.

Loddon Area Local Plan Polkicies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5 and LT6.

Wokingham District Local Plan Policies WH6, WOS3, WBE1, WBE11, WT6, WT7 and Housing Density Policy.

2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

3. If Great Crested Newts are encountered at any point during development then all works must stop immediately and the local English Nature Office and Wokingham District Council must be informed.

4. Attention is drawn to the street lighting column and possibly an electricity supply pole which are located at or near to the proosed point of access to London Road. As these are likely to impede access to/from the site unless relocated, the developer is required to submit relocation details to the Local Planning Authority (condition 13). The developer will also need to agree any relocation and funding arrangements separately with the relevant electricity company and the Council as Street Lighting Authority on 0118 9746326.

T. G Watson

Trevor Watson
Development Control Manager
Date: 23/04/2003

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.

Our Ref: IJ/KH

Your Ref: 2002/6007

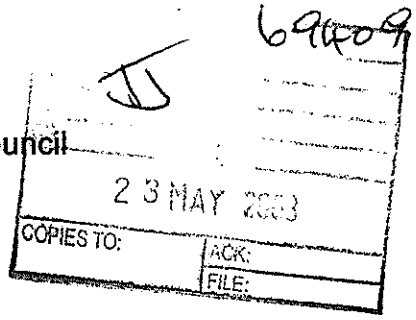
23rd May 2003

Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW

Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

Mrs J Jackson
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR



PLANS TO MEET CONDITIONS

6007 A

Dear Mrs Jackson

Re: 110-116 London Road, Ruscombe.

Regarding the above. I now seek to discharge conditions relating to planning consent 2002/6007 as detailed below:

Condition 8 : Slab Levels

For your consideration I attach 2 copies of a house setting out drawing which illustrates proposed slab levels.

Condition 13 : Access

Please find enclosed 2 copies of drawing C101 Revision L which illustrates details of the proposed access.

Condition 17 : Surface Water

Please see the attached drawing C101 Rev L for details.

Condition 20 : Drainage

Please see drawing C101 Rev L for details.

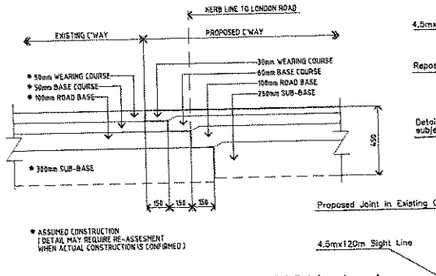
Condition 23 : Access details

I attach 2 copies of drawing C301 Rev C which illustrates construction details of the access.

I trust these are acceptable to you.

Yours sincerely

Ian Jewson
Planning Manager
Michael Shanly Homes



TIE-IN DETAIL - SECTION A-A

SCALE 1 : 10

KEY

- ⊞ = YARD GULLY
- ⊠ = ROAD GULLY
- ▣ = SOIL VENT PIPE
- ▨ = STUB STACK
- = SURFACE WATER DRAINAGE
- = FOUL WATER DRAINAGE
- ○ = RAIN WATER PIPE
- ◯ = SURFACE WATER INSPECTION CHAMBER
- MH3
- SA
- S2
- ⊕ = RODDING EYE
- 45.78 = EXISTING LEVEL
- + = STREET LIGHT

NOTES

This drawing is to be read in conjunction with all other relevant architectural and engineers' drawings.

Do not scale this drawing, use only written or calculated dimensions.

All dimensions to be checked on site prior to commencement of construction and any discrepancy should be reported to the Construction Manager.

Invert level of public foul sewer to be checked prior to laying on site drainage.

The beech tree T14 to the rear of Plots 4 – 5 is to be preserved under a local authority Tree Preservation Order.

All works to be in accordance with Sewers for Adoption 5th Edition and Thames Water Addendum.

Construction of retaining walls shall minimise the disturbance of tree roots.

The kerbing at the narrowing will be formed with granite setts with nominal 90 mm upstand.

ORIGINAL SIZE OF DRAWING A1

DO NOT SCALE

PLANS TO MEET CONDITIONS

6007 J

REV.	DESCRIPTION	DATE
L	MODIFIED & ADDED AS SHOWN CLOUDED	28-04-03
J	LINK S2-S3, PLOTS 6-8 FOUL DRAINAGE	07-03-03
H	AS CLIENTS COMMENT	25-02-03
G	CONTOUR LAYOUT ADDED	18-02-03
F	PLOT 8 INSPECTION CHAMBER	11-02-03
E	THAMES WATER'S LETTER OF 3/02/03	07-02-03
D	AS CLIENTS COMMENT	04-02-03
C	AS CLIENTS COMMENT	28-01-03
B	DRAWINGS AUDITED	21-01-03
A	SOAKAWAYS REPOSITIONED	09-12-02

LWA Oxford Ltd
Consulting Engineers & Surveyors
The Old Board Room, Building B2
North Culham Estate
Culham Science Centre
Abingdon, OX14 3GY
Tel: 01865 408 508
Fax: 01865 408 557
email: drawings@lwaoxford.co.uk

DESIGNED	EM	Client:	MICHAEL SHANLY HOMES
DRAWN	EM		
CHECKED	AB		
APPROVED	CW	SCALE	1:200 : 1:10

110 – 116 LONDON ROAD

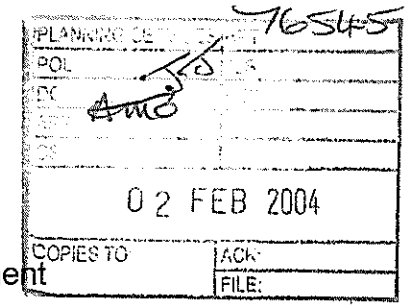
Title:

ENGINEERING LAYOUT

Drg No	804.2017-C101			
2017	1	10	L	30/11/02
PROJECT NUMBER	SHEET	OF	REV	DATE

Our Ref: ND/KH

27th January 2004



Michael Shanly Homes

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Fax: (01494) 676417
www.michaelshanly.co.uk

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

Please re-allocate to Jeni (she has agreed)
Angi

Dear Mrs Odell

Re: 110-116 London Road, Ruscombe

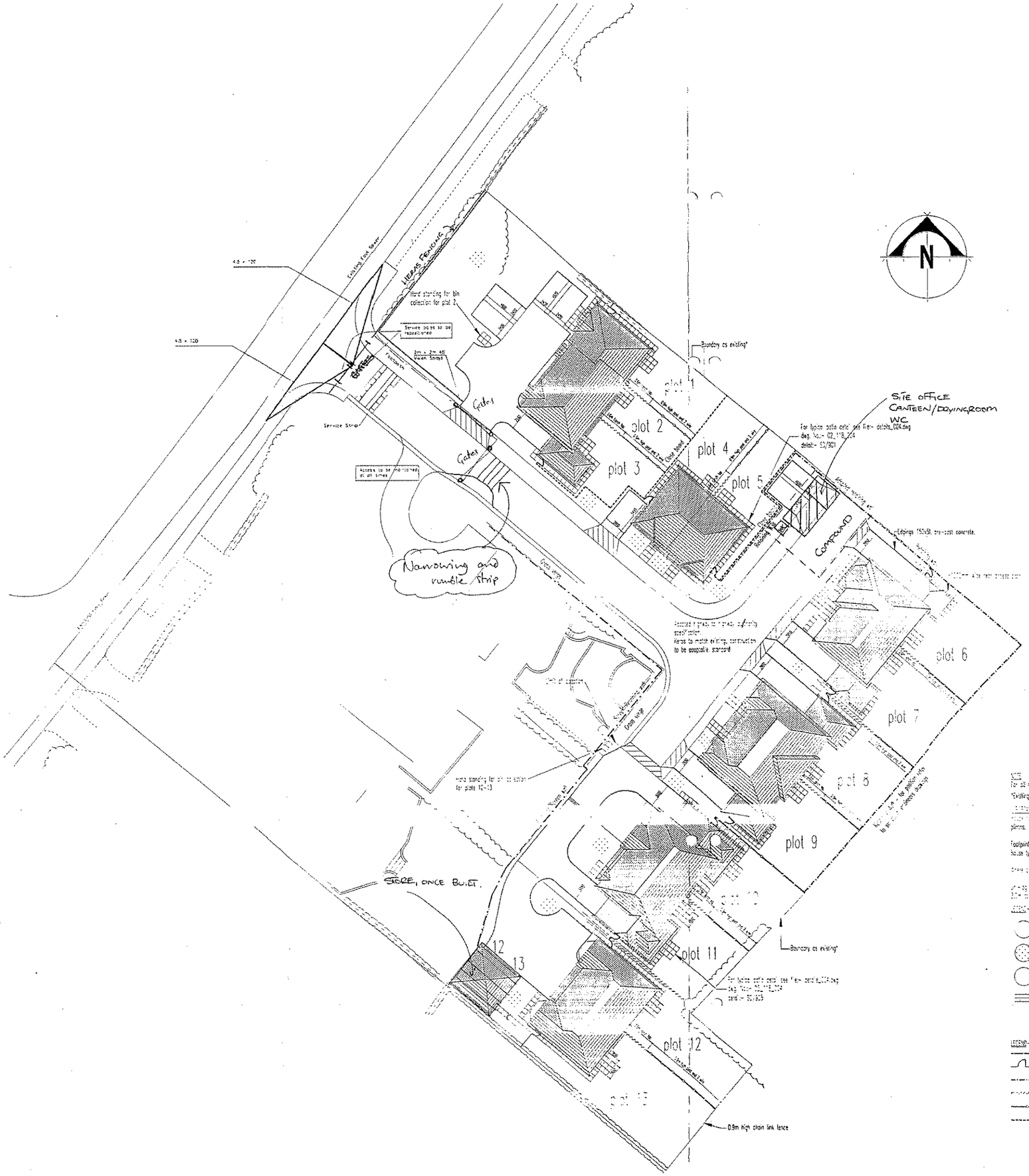
I refer to the approved application at the above mentioned site (2002/6007).

Further to your recent letter discharging conditions, I would also be grateful if you could consider the attached materials schedule pursuant to Condition No. 2. These details were originally forwarded to Mr Watson on 28th January 2003 (see attached letter). In addition, I would be grateful to receive your approval of conditions 11, 17 and 20. The details pertaining to Condition 11 (Compound and Parking) are attached as well as the archaeological watching brief which I can confirm was carried out. Plan No. C101L was forwarded to you with my previous letter which should provide you with sufficient information relating to Conditions 17 and 20 (Surface Water and Land Drainage).

I look forward to receiving your response at your earliest convenience.

Yours sincerely

Neil Davis
Planning Manager
MICHAEL SHANLY HOMES



NOTE
For all road areas, paths areas, road alignments, kerb details etc. refer to engineers drawings & details.
*Existing perimeter fence to be refurbished, made good where required. Generally clean up fence.

Footpath size is to external wall face, where plinths etc. [illegible] see specific house type drawing for locations.

LEGEND - Surfaces

Tarmac macadam surface wearing course, dressed with pre-coated chippings. Base course, 60mm thick, 20mm nom. size close graded. Sub base, minimum 150mm thick.

Turf to front gardens only.

Area to be hard ed/planted, see specific proposals detail.

Fence and gates to be 900/1800mm close board fencing on 100x100 posts 50mm gravel boards, 150mm concreted in ground. Fence and trellis 900mm high, where [illegible] 1800mm high. Gates to be min. 900mm wide, 1800mm high.

LEGEND - Fences, Rails, Gates etc.
Railings - see standard detail (02-166_033, card 50/910)
Gate to paine fence - see standard detail (02-166_033, card 50/910)
Retaining wall - see standard detail (02-166_034, card 50/920)
[illegible] - see standard detail (02-166_03, card 50/910)
Post fence - posts and 2 wire, 1.0m high (02-166_03, 50/910)
Close boarded fence, (02-166_03, 50/910)

ORIGINAL SIZE OF DRAWING A1
DO NOT SCALE

Consultant
cadsquare
Cadsquare Ltd.
Unit 15,
Farnborough Business Centre,
Eelmoor Road, Farnborough,
Hampshire. GU14 7XA
Tel: (01252) 681791

NOTES

rev	description	date	checked
B	NOTES RE CLIENTS COMMENTS OF 29/01/03.	31.01.03	
A	SCREEN WALL EXTENDED TO FRONT OF PLOTS 12 & 13.	29.01.03	

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DO NOT SCALE. All dimensions and information to be checked on site before commencement of any work.

date 20.11.02
drawn by
job ref M3302-166/
file name drg\planning\layout\ext-works_005.dwg

proj. ref
110-116 London Road
Ruscombe

Michael Shanly Homes
Western
The Maltings, 1-3 The Avenue, Egham
Surrey, TW20 9EF
Tel: 01784 470270
Fax: 01784 472271

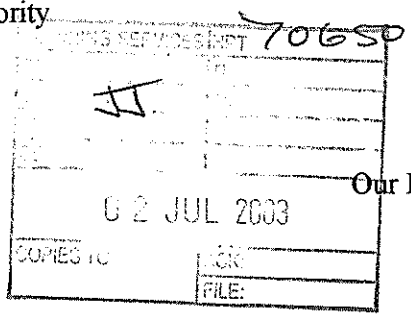
drawing title
External works layout
COMPOUND LAYOUT
GUIDE ONLY
CONCEPT

scale 1:250
drawing no 02-166_005
revisions A B

BIOSCAN
ENVIRONMENTAL CONSULTANCY

Peterley House, Peterley Road, Cowley, Oxford OX4 2TZ
Tel: (01865) 777343 Fax: (01865) 777189 Email: bioscan@bioscan.demon.co.uk

Planning Department
Wokingham Unitary Authority
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Our Ref: DWZ4/E1153/WDC-L1

1st July 2003

FAO: Case Officer

Planning permission ref: F/2002/6007
110-116 London Road, Ruscombe

In accordance with our recommendations following survey work in respect of bats at the above site, Michael Shanly Homes have been investigating opportunities to provide roosting sites for bats in the new build.

The attached drawing shows a design for an artificial bat roost to be provided on a total of six dwellings at the above site. While bat bricks were originally proposed, the use of blown fibre in the cavity walls compromised their efficacy and this alternative design has been produced in consultation with ourselves.

I can confirm in our professional view this provision should provide an enhanced level of roosting opportunities for local bat populations. In fact this is an elegant, inexpensive and unobtrusive solution for which I consider Michael Shanly homes are to be commended.

Yours sincerely

Dominic Woodfield MIEEM
Director

cc Kevin Feeney – Michael Shanly Homes

SERVICES HPT
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02 JUL 2003
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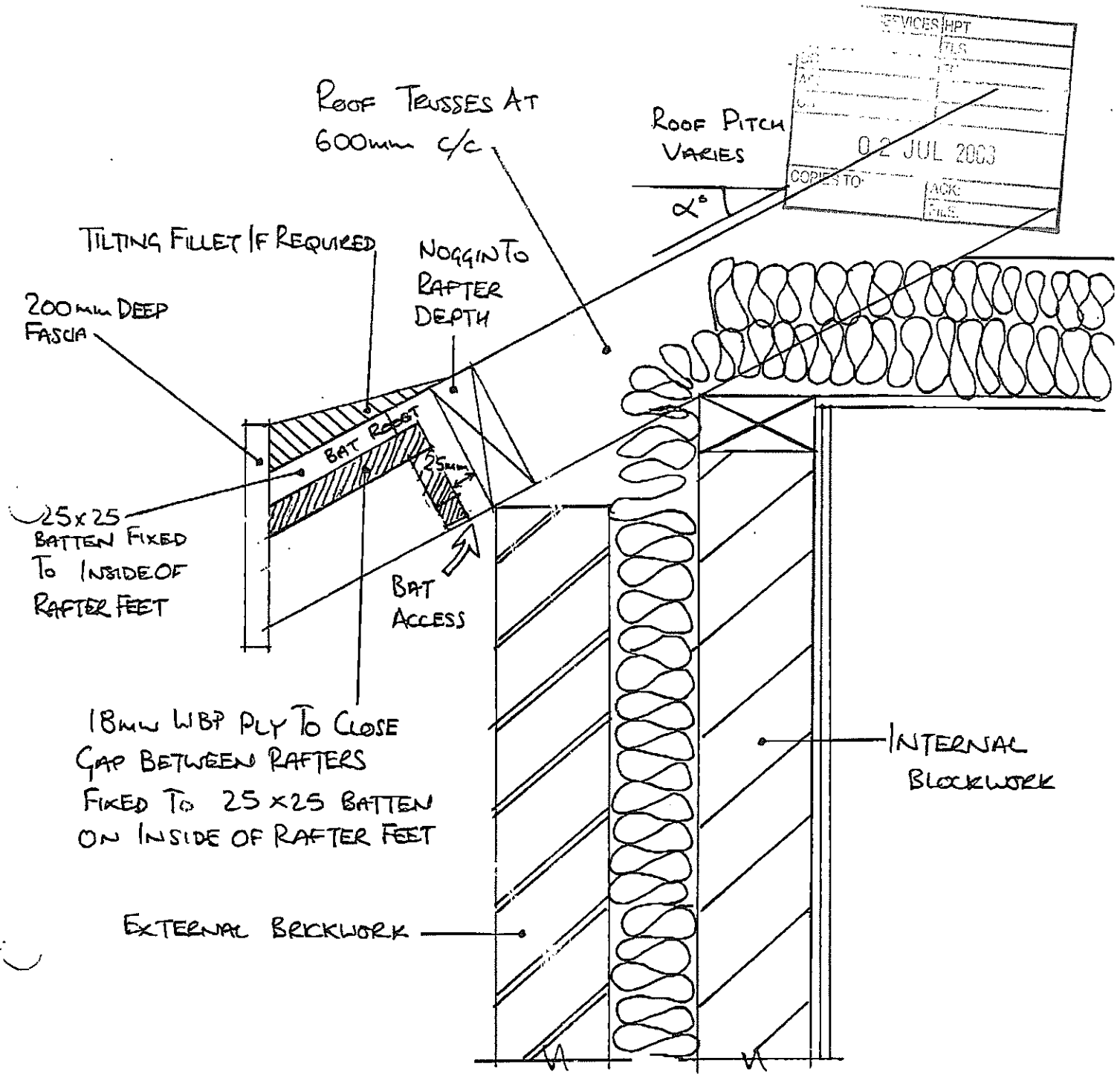


NOTES 1. BAT ROOSTS TO BE FITTED ON PLOTS 1, 4, 7, 9, 11 and 13 IN LOCATIONS SHOWN ON DRAWING Nº BLC 030123/B, SOFT LANDSCAPING.

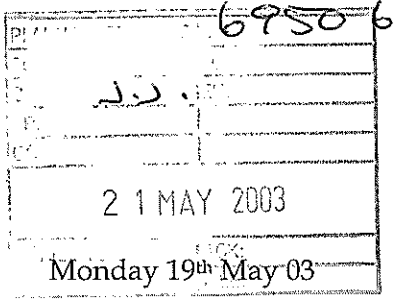
DETAIL OF BAT BOXES TO BE CONSTRUCTED AT 110-116 LONDON ROAD RUSCOMBE.

SCALE 1:5, JUNE 2003. 804/KRF/SK1. REV A.

Mr & Mrs Jeremy Hardman
108 London Road, RUSCOMBE, Reading RG10 9HH
telephone: 0118 934 00 39 *fax:* 0118 934 00 39

6950 6

ORS



Ms Jeni Jackson
Senior Planner (ESD)
Wokingham Unitary
Po Box 157
Shute End
WOKINGHAM RG40 1WR

Monday 19th May 03

Dear Ms Jackson,
Re: Application F/2002/6007: Boundary Screening
Thank you for forwarding to us the revised tree screening proposal from Shanley Homes.. As you expected, we are most disappointed with this revised proposal. It fails completely to indicate any improvement to the boundary screening we were seeking for our adjacent property, with Cllr Stephen Conway's support.

We appreciate it is difficult to assess the likely effectiveness of this proposal since it fails to indicate the positioning of any adjacent properties. However, from our attached plan, you will see we will be almost completely overlooked from the development, especially dwellings 11, 12 & 13, through Section A. I am sure even your Tree Officer would have to concede just two deciduous birch trees will afford us little or no effective year-round boundary screening.

This is compounded by the fact that tree T41, shown on the latest plan as retained, has since been destroyed. It could have afforded us some protection. Indeed, there must be a doubt as to whether some other `retained' trees on their plan may have suffered a similar fate. Whatever the truth, we still believe most strongly that more consideration could have been given at the planning stage to the retention of at least some of the category A&B trees. Certainly, at that time, there would have been space in the garage area of plots 12 & 13 to retain or plant any number of trees!

Again, looking at the enclosed plan, you will see the new hedge (B), to which you refer as being planted *`to the boundary of Plot 13 with your site'*, does not touch our property. It will be out of sight, behind our 10ft rear hedge and will offer us no additional screening protection. However, we are delighted it should, eventually, afford some extra privacy to those living in Northbury Avenue.

We must take issue with you on one final point. We do not agree that *`the planning application was approved on the basis that the relationship to your property was acceptable`*. It was precisely because the proposed relationship to our property was *not* acceptable that Cllr Conway insisted upon the amendment to the Conditions of the Planning Approval, which called for additional boundary screening proposals to be submitted and approved, prior to construction. This condition, as far as we are concerned, has still not been met by this second proposal.

In view of this, you may think it beneficial for us to meet to discuss matters further. I look forward to hearing from you ~ and from Cllr Conway.
Yours sincerely

Jeremy Hardman

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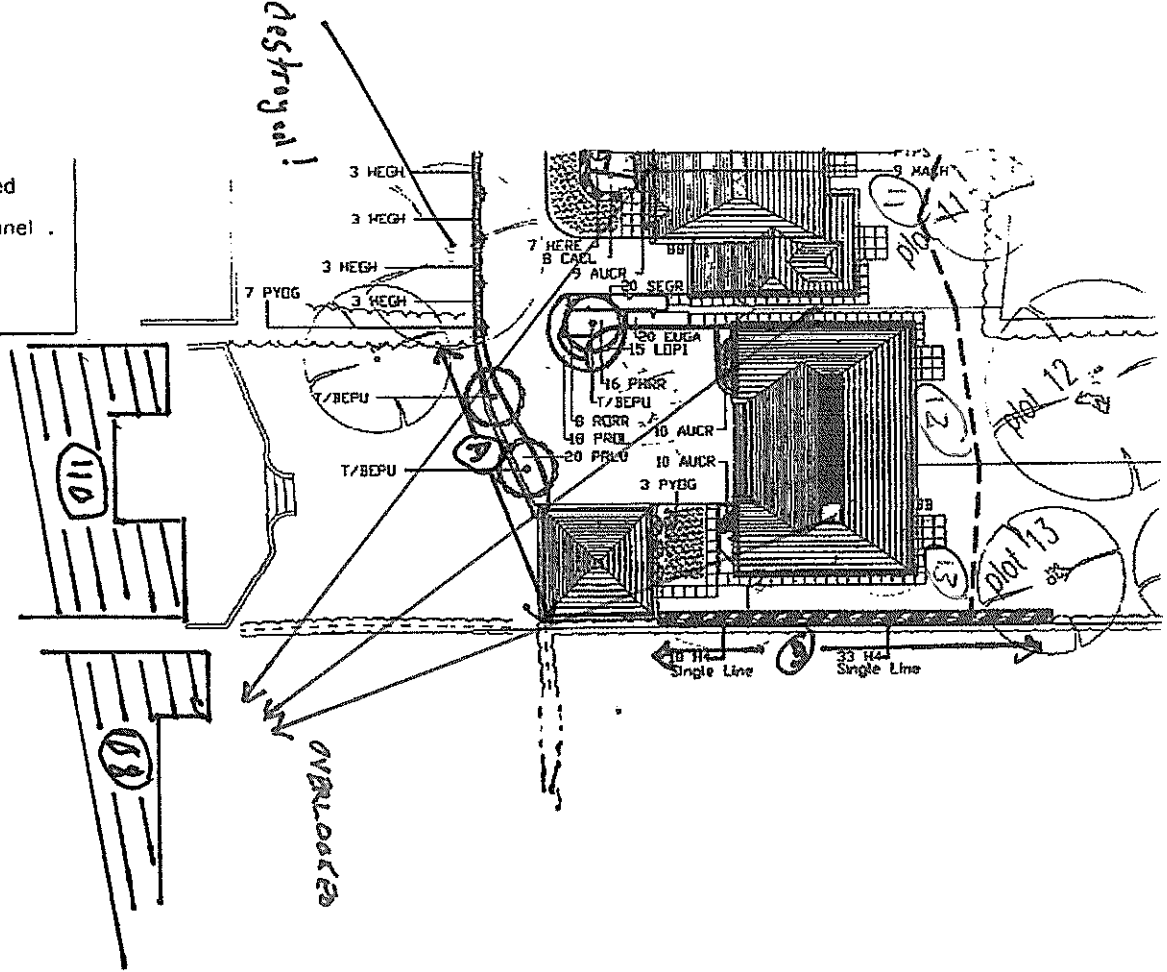

PLANNING SERVICES	HPT 70004
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DC JT	ENF
APP	
CS	
12 JUN 2003	
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	FILE:

Ruscombe Parish Council.

Twayblade,
47 Hermitage Drive,
Twyford,
Berkshire RG10 9HT

0118 9341940
Email:djcouzens@hotmail.com

Clerk to the Council.
D.J.Couzens

The Planning Officer,
Council Offices,
Shute End,
Wokingham,
Berks.

F/2002/6007 - NL

09/06/03

Dear Sir,

Ref: Michael Shanley development, London Road, Ruscombe.

The Council discussed the proposition of calling the new development "Russet Gardens" and thought the concept very acceptable.

With reference to the above proposal it is believed that there should be a "benefit" to the Parish of around £20000 and as yet we have not been consulted as to its possible benefits for the Parish.(i.e.footpath repairs or extended speed restrictions)-is this consultation forthcoming?

Yours sincerely,

DJ Couzens

D.J.Couzens. Clerk to the Council

Anna had passed this to NL ~ was still in her in-tray not replied to. Is it still required / relevant?

r & Mrs Jeremy Hardman
d, RUSCOMBE, Reading RG10 9HH
0118 934 00 39 *fax:* 0118 934 00 39

PLANNING SERVICES	MPT
POL	TLS
DC	ENF
APP	
CS	63755

12 NOV 2002

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REPLY BY

26 NOV 2002

Monday 11th November 02

...an,

...eal against Planning Application F/2002/6007

Although a signatory to this joint Appeal, I believe it necessary to bring to your attention some facts, so far ignored, which are of specific relevance to our property. These facts were never acknowledged in the Approval Documentation submitted for consideration by your Development Control Committee (DCC) at their meetings on 21st August and 4th September 2002. Nor were they considered in the open debate at either DCC meeting.

1. In the documentation, particular attention is drawn to the closeness of No 1 Northbury Avenue to Plots 12/13. Rightly so. But, the distance between the existing property and the only small window (at ground floor level), on the facing side of Plot 13, will be 40m+ away. My Study, on the other hand, will be less than 30m away from the front windows of the same plots, which will stand on higher ground. Although WDC Planning was informed in writing, this fact was simply ignored.
2. The developer claims *"40m is up to normal separation standards"*. What does he, indeed the Planners, think about only a 30m separation?
3. In a letter dated 28th August 02, written by one of the beneficiaries (G W Face of 116 London Road), he compounds the situation by claiming *"from 108, which corners the development and has only an angular sighting, would the roof of a house be seen 50m away"*. This is totally misleading, as the site plan will confirm. So close (30m), we will be fully exposed.
4. Furthermore, in the same letter, Mr Face declares categorically there is *"no Covenant, relevant to the properties on the London Road"*. Once again, he is completely wrong. Covenant LC 5956, dated 25.01.28, which runs with the land, clearly restricts the development of each applicant's property. Do they simply propose to ignore this existing Covenant?

What makes this all the more disturbing is the comments highlighted above were made in letters to the Planning Dept which were never made available to us, prior to the second DCC meeting. They only came to light following a later review of the files. However, they would have been seen by the DCC members, who might well have believed them to represent the truth at the time they made their decision to Approve this Application.

As you review this Appeal, I trust my letter has helped to set the record straight on facts, which I believe should never have been ignored at the time.

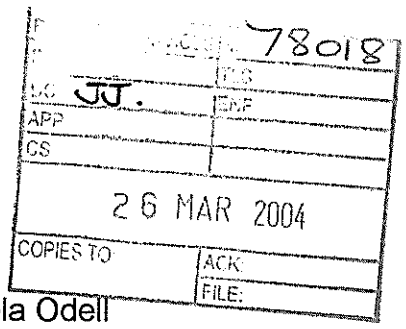
Yours sincerely

Vicky & Jeremy Hardman

Our Ref: LT/KH

Your Ref: AO/F/2002/6007

23rd March 2004



Michael Shanly Homes

'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW

Tel: Beaconsfield (01494) 671331
DX 34507 Beaconsfield
Fax: (01494) 676417
www.michaelshanly.co.uk

For the attention of Mrs Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs Odell

RE: Planning Permission 2002/6007 – 110-116 London Road, Ruscombe.

I write with regards to the above site and the remaining outstanding planning conditions.

Details in respect of conditions 2, 11, 17, 20 and 22 were submitted/resubmitted to you on 27th January 2004 and I still await a response.

I herein submit details in respect of condition 19 (Lighting). The attached photographs show the proposed lighting. Also enclosed is annotated drawing 804-pln-105B which shows the location of the lights. I can confirm that lighting has only been installed on the show house, which is plot 8.

I would be most grateful if you could now discharge these remaining conditions.

Yours sincerely

Lisa Thow
Planning Assistant
Michael Shanly Homes

To Side of garage.



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Under porch.

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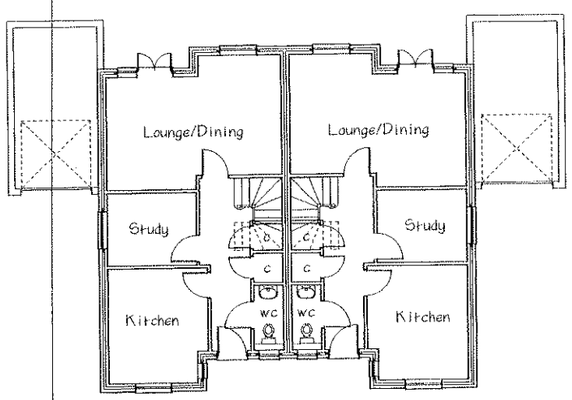
SIDE ELEVATION

FRONT ELEVATION

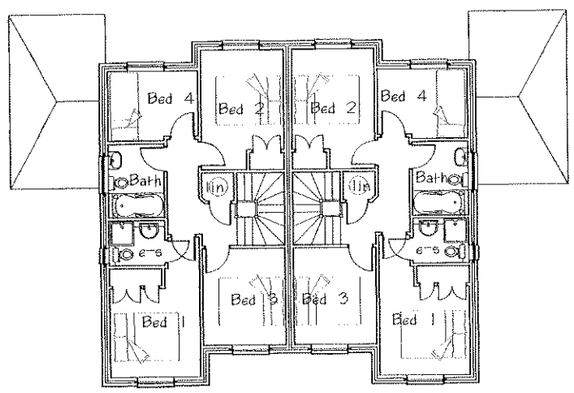
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

● - LOCATION OF LIGHTS

NOTES

rev.	description	date
B	layout and elevational changes and ridge heights reduced	06.02
A	elevational changes and ridge heights reduced	05.02

© This drawing is the copyright of MICHAEL SHANLY HOMES
DO NOT SCALE All dimensions and levels must be checked on site and verified prior to construction

date: February 2002
drawn by: k.p
cad dir.: 804-ruscombe
file name: pln-105b.1

project:
Residential Development
at
110-116 London Road
Ruscombe

Michael Shanly Homes
'Sorbon' Aylesbury End Beaconsfield
Buckinghamshire HP9 1LW
Tel: (Beaconsfield) 01494 671331
Fax: 01494 676417
DX 34507 Beaconsfield

drawing title:
Floor plans/Elevations
plots 8 and 9

scale: 1/100
drawing no.:
804-pln-105
revisions
A B

26 MAR 2002

ORIGINAL SIZE OF DRAWING A1
DO NOT SCALE