Application No:
F/2001/5387

Location:
Land at 415-455 Wokingham Rd,
Earley

Applicant
Bryant Homes & Bancroft Developm

Proposal
Demolition of 4 dwellings and
erection of 44 dwellings.

Case Officer: Nicola Lake.

FILE 1 OF 2

498

D34

R/A/1/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bryant Homes & Bancroft Developments
C/O The Edwards Irish Partneship
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2001/5387

Parish: **EARLEY**

Location: **Land At 415 - 445, Wokingham Road, Earley, Reading.**

Proposal: **Proposed demolition of 4 dwellings and erection of 44 dwellings.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **APPROVES 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.

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

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

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

4. 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, C, D and E 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 on the dwellings on plots 23 to 28 of the hereby approved development.

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. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

11. 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.

12. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in

accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

13 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.

14. No other development of the site shall commence until the access connection to Wokingham Road including provision of a right turn lane into the site has been constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

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

16. 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.

17. 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.

18. Prior to the occupation of the dwellings on Plots 23 to 28 the gates shown on drawing 1408/10B shall be erected at the start on the access/alley ways to the rear gardens and shall thereafter be maintained.

19. Before the development commences the applicant shall submit a report, prepared in accordance with the provisions of DoT Calculation of Road Traffic Noise, to predict noise levels at the residential façade and garden areas nearest to the railway line.

Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. Any report shall include raw measurements data so that the conclusions may be thoroughly evaluated and calculations checked.

20. Each dwelling shall be provided with a garden area, which has a predicted noise level of less than or equal to L_{Aeq} 55dB (16 hours, free field) within the first 5 metres from at least one building façade.

21 The development shall not begin until a scheme for protecting the proposed dwellings and garden/amenity areas from railway and road traffic noise has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Local Planning Authority shall be completed before any permitted development is occupied unless an alternative is agreed in writing by the Local Planning Authority.

22. Any noise or vibration survey measurement methods, assessment, evaluation and interpretation should be agreed with the Local Planning Authority prior to surveys starting. Any assessment of the problem by noise consultants should include raw measurement data so that the conclusions may be thoroughly evaluated and calculations checked.

23. A gap of at least 24cm shall be left between the existing Railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

24. 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.

25. The road shall be constructed to adoptable standards.

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

10. 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.

11. To safeguard visual amenities.

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

13. In the interests of highway safety and convenience.

14. In the interests of highway safety and convenience.

15. In the interests of highway safety and convenience.

16. In the interests of visual amenity.

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

18. To improve the security to the rear of these dwellings.

19. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

20. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

21. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

22. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

23. To allow for the easy and safe maintenance of the fence.

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

25. In the interests of highway safety and convenience.

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: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this 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.

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham, should be contacted for the approval of the access construction details before any work is carried out within the highway. This includes works that are required to be carried out to the existing sound barrier along the A3290. This planning permission does not authorise the construction of any such details.

4. The developer is advised that Railtrack have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact Railtract at Outside Parties Manager, Suite 2. CP2 2H. General Offices. Waterloo Station. London SE1 8SW. Telephone 020 7902 3460.

5. The developer is advised that Southern Electric Power have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact S&S Mapping Services, P.O Box 6206, Basingstoke, Hampshire, RG24 8BW. Telephone 01189 465500.

6. The developer is advised that Thames Water have requested that the developer contact them at Developer Services Waste (Provices)Office, 1st Floor, Blake House, Manor Farm Road, Reading. RG2 0JN. Telephone 0118 9236804.

7. Transco advise that there is a 6" steel low pressure main in the footway/verge, my only point is that depending on results of trial excavation of the access, that the developer should carry out, and the depth of construction of the access road, par of this main may need to be lowered/diverted. It is also advised that repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs

undertaken by persons other than Transco will be investigated and any incurred cost will be recharged to the responsible company.

8. The developer is advised to enter into a separate agreement with the Council under S38 of the Highways Act 1980 with respect to the adoption of the access road etc. as public highway. Such agreement should be completed before development is commenced.

9. The developer's attention is drawn to the fact that the access connection works including the provision of anti skid surface treatment and right turn lane into the site will need to be secured by an agreement made under Section 278 of the Highways Act 1980 with the Council. Such an agreement is required to be completed before any work on or affecting the public highway is commenced.

T. G Watson

Trevor Watson
Development Control Manager
Date: 09/09/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

415 - 445 Wokingham Road

Acoustic Assessment Report

Project Ref:11903/001/TAU/DA/DH/SR

November, 2002

Peter Brett Associates
Consulting Engineers

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RG42 4DA

Prepared by: Sarah Radcliffe

Checked by: David Hunter
Senior Associate

On behalf of Peter Brett Associates
Consulting Engineers

Peter Brett Associates disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with ACE Conditions of Engagement (Agreement D) and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates accepts no responsibility of whatsoever nature to third parties to whom this report, or any part thereof is made known. Any such party relies upon the report at their own risk.

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TABLE OF CONTENTS

1 Introduction 1
2 Noise assessment criteria 2
3 Noise survey 4
4 Acoustic assessment 5
5 Compliance with Planning Conditions 6
6 Conclusions 7

LIST OF TABLES

Table 2—1 PPG 24 Daytime Noise Exposure Categories for road traffic noise ($L_{Aeq,\ 16\ hour}$) 2

Table 2—1 PPG 24 Daytime Noise Exposure Categories for road traffic noise ($L_{Aeq,\ 16\ hour}$) 2

LIST OF FIGURES

Figure 1 Predicted garden noise levels

APPENDICES

APPENDIX 1 Measured noise levels

APPENDIX 2 Example calculation

1 Introduction

1.1 Peter Brett Associates has previously been instructed by Bancroft Developments to undertake a noise survey and assessment in conjunction with the application for the development of land to the rear of 415 – 445 Wokingham Road, Earley. The proposed development is planned to include 43 residential dwellings, of which nine units will be two bedroom flats and the remainder houses with between two and four bedrooms.

1.2 The site has now been given planning consent and will be developed by Bryant Homes. This report summarises the noise survey, gives details of the calculations undertaken and describes the predicted noise environment across the proposed development, as shown on Figure 1 based on drawing 1408/05D by The Edwards Irish Partnership. The Conditions pertaining to the consent, relating to noise matters, are listed and the report illustrates how these will be met.

2 Noise assessment criteria

2.1 *Planning Policy Guidance 24: Planning and Noise (PPG24)* is used to assess the noise levels at development sites and is used to determine whether the site has a suitable noise climate to be awarded planning permission. For new dwellings, the guidance sets four Noise Exposure Categories (NECs) which differ according to the noise sources affecting the site. These values for road noise and mixed noise sources are shown in Tables 2-1 and 2-2.

Table 2—1 PPG 24 Daytime Noise Exposure Categories for road traffic noise ($L_{Aeq, 16\ hour}$)

Noise source	Noise Exposure Category			
	A	B	C	D
Road traffic	<55	55-63	63-72	>72
Mixed sources	<55	55-63	63-72	>72

Table 2—2 PPG 24 Night Time Noise Exposure Categories for road traffic noise ($L_{Aeq, 8\ hour}$)

Noise source	Noise Exposure Category			
	A	B	C	D
Road traffic	<45	45-57	57-66	>66
Mixed sources	<45	45-57	57-66	>66

A. *Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.*

B. *Noise should be taken into account when determining planning applications and where appropriate conditions imposed ensure an adequate level of protection against noise*

C. *Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.*

D. *Planning permission should normally be refused.*

2.2 The guidance also states that if a maximum noise level (L_{Amax}) of 82dB(A) is exceeded several times in one hour during the night-time period, the area is taken to be in NEC C, unless the ambient noise level already places it in NEC D.

2.3 Further guidance is given in British Standard 8233:1999 *Sound insulation and noise reduction for buildings – Code of practice.* This standard sets recommended noise limits for gardens and outdoors areas as follows:

'In gardens and balconies, etc. it is desirable that the steady noise limit does not exceed 50 $L_{Aeq,T}$ dB and 55 $L_{Aeq,T}$ dB should be regarded as the upper limit'.

2.4 Wokingham Unitary uses PPG24 and BS8233: 1999 in their assessment of proposed housing developments.

3 Noise survey

3.1 A noise survey was carried out on Monday 6 June 2001 on the premises of 431/433 Wokingham Road using a Larson Davis 824 Integrating Sound Level Meter for sample measurements, and a CEL268 Environmental Noise Meter running continuously on the site boundary. Sample measurements were taken at increasing distances (10m, 20m and 40m) from the site boundary with the railway, and the results of these measurements are shown in Table 3.1 below. A further noise meter positioned 1.5 metres from the boundary was allowed to run continuously, logging noise measurements in one minute periods for almost one hour (see Appendix 1). Measurements were logged in 15 minute periods during the second hour and these are also shown in Table 3.1.

Distance From boundary	Time	Duration (minutes)	L_{Aeq}	L_{AMax}	L10.00	L90.00
1.5m	14.24	15	67.4	89.2	63.0	55.5
	14.39	15	66.6	89.6	62.0	55.0
	14.54	15	66.6	89.7	62.5	55.5
	15.09	15	67.2	91.7	63.0	56.5
10m	14:22	15	61.9	80.1	61.3	55.4
	15:13	15	60.7	80.8	60.1	55.4
20m	15:30	15	57.5	73.5	57.7	53.3
	14:39	15	59	75.5	59.3	55
40m	15:56	15	58.4	73	59.3	54.6
	14:57	15	56.7	70	58.4	54

Table 3-1 Results of sample noise measurements

3.2 The main noise sources at the site were traffic noise from the A3290 and occasional train passbys.

3.3 Positions of the noise measurements are shown on Figure 1.

4 Acoustic assessment

4.1 The measured noise levels show that the majority of the undeveloped site falls into NEC B. While this may be acceptable for the dwellings, it means that the garden noise level would exceed the 55 dB(A) criterion. It has therefore been necessary to investigate a strategy to incorporate noise mitigation into the scheme.

4.2 There is currently a rather dilapidated noise barrier along the west of the A3290. It is understood that this fence was installed approximately 20 years ago. There are many wide cracks in the fence panels through which light can easily be seen. This means that the fence is no longer functioning as a noise barrier. Work by Gomperts and Kihlman in their paper 'The sound transmission loss of circular and slit-shaped apertures in walls' shows that narrow slits can act as sound amplifiers due to resonances in the slit. This can therefore reduce the performance of the barrier by 2dB at a distance from the barrier and by a significantly greater amount close to the barrier.

4.3 Using the method defined in the Calculation of Road Traffic Noise 1988, the potential screening of a replacement A3290 noise barrier and a fence along the eastern site boundary has been predicted, together with the shielding effect of the proposed buildings.

4.4 The contribution to the overall noise level from the A329 has also been taken into account in the assessment by analysing the decay in noise level across the site from the A3290. The predicted external noise levels in Figure 1 therefore take noise from the A3290, the A329 and the Reading to Wokingham railway line into account and show the noise levels at 5m from the properties.

4.5 When the predicted noise levels presented in Figure 1 are examined, it can be seen that the garden noise limit of 55dB(A) would be met in all plots. This also means that the private gardens of these residential properties would be in a noise environment which is the equivalent of NEC A and hence in which planning permission should not normally be withheld on noise grounds.

5 Compliance with Planning Conditions

5.1 The planning conditions regarding noise are as follows.

Each garden shall be provided with a garden area which has a predicted noise level of less then or equal to L_{Aeq} (16 hours, free field) within the first 5 metres from at least one building façade.

The development shall not begin until a scheme for protecting the proposed dwellings and garden/amenity areas from railway and road traffic noise has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Local Planning Authority shall be completed before any permitted development is occupied unless an alternative is agreed in writing by the Local Planning Authority.

5.2 In order that the noise level of 55dB(A) is complied with in gardens, it will be necessary to incorporate the following forms of noise mitigation:

- Replace the noise barrier on the south western edge of the A3290 with a similar barrier of identical height for the full length of the site plus regions 110m to the east and west of the site. This is to be undertaken by another party in agreement with the Council and is therefore outside the control of our Client.

- Construct a 2 metre high close boarded timber fence with a minimum weight of 16kg per square metre along the northern site boundary, as shown on Figure 1. An overlapping panel fence using 19mm boards, built with particular attention to ensuring joints are tight to avoid sound transmission through construction or shrinkage gaps should provide a suitable barrier.(Ref: HA66/95 Design Manual for Roads & Bridges Volume 10 Environmental barriers, Section 5.)

5.3 Together these would reduce the garden noise levels to 55dB(A) or below meaning that the site would comply with the required planning condition, BS8233: 1999 and also be in the equivalent of NEC A, meaning that noise should not be a factor in determining planning permission.

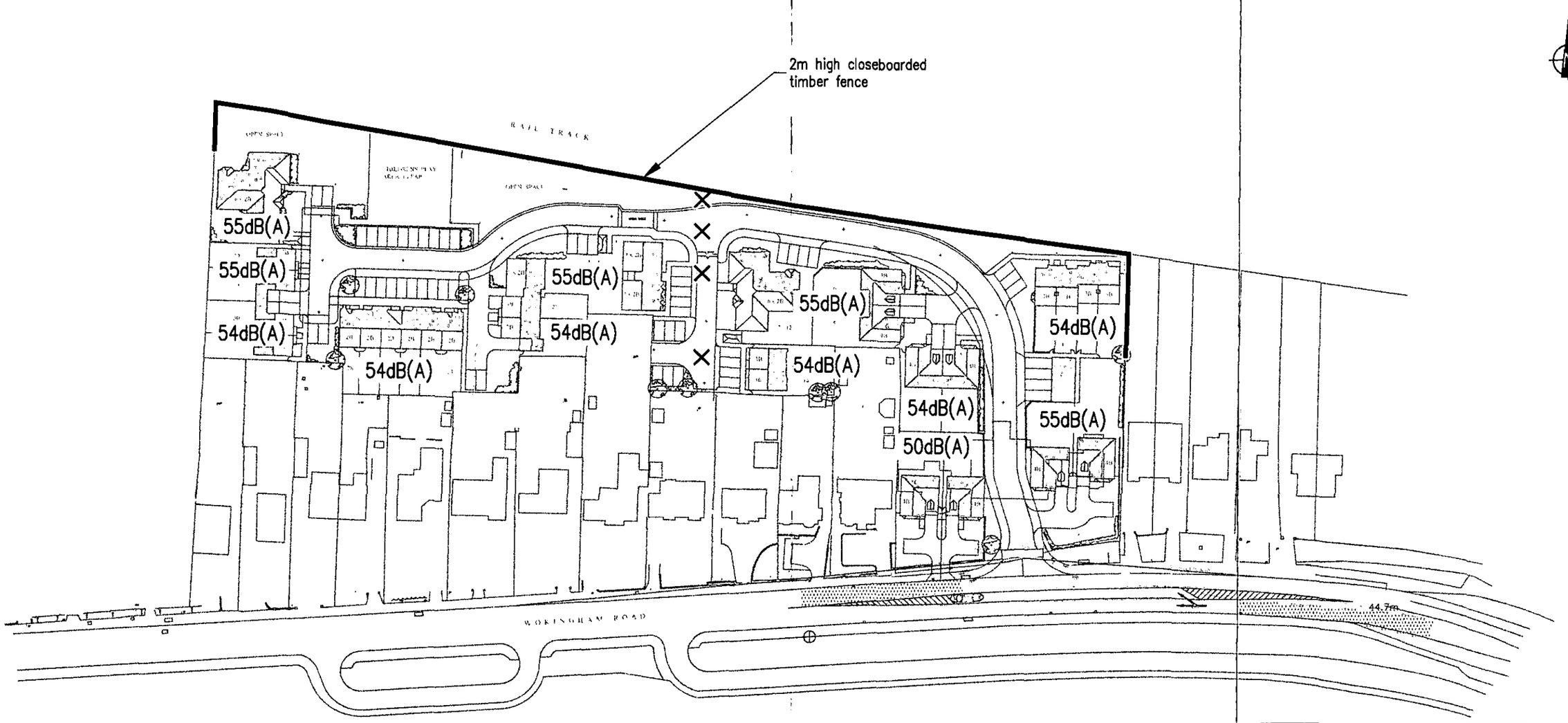
5.4 In order that the second Planning Condition can be complied with, it is recommended that the Council is requested to approve this report and details above so development may commence with these works being carried out before the dwellings are occupied.

6 Conclusions

6.1 With the new noise barrier alongside the A3290 and a 2 metre high close boarded timber fence on the northern and eastern site boundary, the predicted noise levels from road traffic and the railway received across the development will comply with the requirements of the planning conditions.

APPENDIX 1

Measured noise levels



LEGEND

✕ Noise measurement positions

Utilities Note

The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Mark	Revision	Drawn	Date	Chkd
A	Returns added to fence	D. Nea	Nov '02	

Drawing Status: FOR INFORMATION

PLAN SHOWING PREDICTED GARDEN NOISE LEVELS

peter brett associates CONSULTING ENGINEERS
7 THE CRESCENT TAUNTON SOMERSET TA1 4EA TEL 01823 350203 FAX 01823 351203
email: taunton@pba.co.uk Internet: www.pba.co.uk

Date	Drawn by	Drawing Number	Revision
11.11.02	PMR	FIGURE 1	A
A3 Scale 1:1000	Checked by		

J:\11903\Cad\Dwgs

CEL Instruments Ltd.

ENVIRONMENTAL MODE REPORT.

CUMULATIVE PERIOD 4
MEASUREMENT RANGE 40 - 110 dB
START DATE 06/JUN/01
END DATE 06/JUN/01

INSTRUMENT TYPE CEL-268 V3.3
T.W.=F F.W.=A PERIOD = 15 mins.
START TIME 14:24:46
END TIME 15:25:25

PERIOD NO.	START TIME HH:MM:SS	LEQ dB	Ln01 dB	Ln10 dB	Ln90 dB	Ln99 dB	LMAX dB	LAV(4) dB	O/L	BAT
001	14:24:46	67.4	79.5	63.0	55.5	52.0	89.2	64.3		
002	14:39:46	66.6	78.0	62.0	55.0	52.0	89.6	63.2		
003	14:54:46	66.6	78.0	62.5	55.5	51.5	89.7	63.3		
004	15:09:46	67.2	79.0	63.0	56.5	52.0	91.7	63.9		

OVERALL DD:HH:MM:SS	DURATION	ALEQ dB	ALn01 dB	ALn10 dB	ALn90 dB	ALn99 dB	ALMAX dB	ALAV(4) dB	O/L	BAT
00:01:00:39		67.0	78.5	62.5	55.5	52.0	91.7	63.7		

(1)

CEL Instruments Ltd.

ENVIRONMENTAL MODE REPORT.

CUMULATIVE PERIOD 1
MEASUREMENT RANGE 40 - 110 dB
START DATE 06/JUN/01
END DATE 06/JUN/01

INSTRUMENT TYPE CEL-268 V3.3
T.W.=F F.W.=A PERIOD = 1 mins.
START TIME 15:26:10
END TIME 16:19:27

PERIOD NO.	START TIME HH:MM:SS	LEQ dB	Ln01 dB	Ln10 dB	Ln90 dB	Ln99 dB	LMAX dB	LAV(4) dB	O/L	BAT
001	15:26:10	59.9	65.0	63.5	55.0	53.5	65.9	59.6		
002	15:27:10	58.3	62.0	61.0	53.0	51.5	63.5	58.1		
003	15:28:10	58.9	63.0	61.0	56.5	53.0	63.8	58.9		
004	15:29:10	66.7	80.0	67.0	53.0	50.5	82.0	64.6		
005	15:30:10	59.5	64.0	62.0	55.5	54.0	64.8	59.4		
006	15:31:10	59.8	63.0	62.0	56.5	53.5	64.0	59.7		
007	15:32:10	58.7	62.5	61.5	55.0	52.5	62.9	58.6		
008	15:33:10	58.8	63.0	61.0	55.5	53.5	63.4	58.7		
009	15:34:10	59.4	62.0	61.0	55.5	53.5	62.9	59.3		
010	15:35:10	59.7	65.5	62.5	55.0	53.0	65.8	59.5		
011	15:36:10	69.8	82.5	63.0	55.0	53.5	83.8	66.9		
012	15:37:10	70.1	83.5	62.5	55.5	52.0	84.4	67.4		
013	15:38:10	80.8	92.5	84.0	57.0	52.5	93.3	77.8		
014	15:39:10	58.0	62.0	60.0	55.0	54.0	62.8	57.9		
015	15:40:10	59.6	65.0	62.0	54.0	51.0	77.3	59.1		
016	15:41:10	58.8	63.0	61.5	55.0	52.0	63.3	58.7		
017	15:42:10	71.7	86.5	65.5	52.5	50.5	88.7	68.3		
018	15:43:10	57.6	61.5	60.0	54.0	51.5	61.8	57.4		
019	15:44:10	56.2	62.5	59.0	50.5	49.5	62.7	55.9		
020	15:45:10	72.8	87.0	67.0	56.0	53.0	88.8	69.6		
021	15:46:10	58.5	64.5	62.0	51.5	50.5	65.0	58.2		
022	15:47:10	59.4	64.5	61.5	55.5	54.0	72.4	59.2		
023	15:48:10	57.5	61.0	59.5	54.0	53.0	63.8	57.4		
024	15:49:10	69.8	80.0	76.0	58.0	57.5	80.8	68.1		
025	15:50:10	58.3	62.0	61.0	53.5	51.0	62.4	58.2		
026	15:51:10	58.2	62.0	61.0	54.0	53.0	62.8	58.1		
027	15:52:10	58.4	62.0	61.0	55.0	53.0	62.0	58.3		
028	15:53:10	58.9	62.5	61.5	55.0	52.5	63.6	58.7		
029	15:54:10	77.0	87.5	84.0	57.5	56.0	88.6	74.5		
030	15:55:10	59.8	65.5	61.5	56.5	54.5	66.9	59.6		
031	15:56:10	59.5	63.0	61.5	54.0	53.0	63.5	59.3		
032	15:57:10	59.1	63.0	61.0	55.5	53.5	63.2	58.9		
033	15:58:10	58.1	62.5	60.5	54.0	52.0	63.0	57.9		
034	15:59:10	59.2	63.0	61.5	56.0	54.0	63.7	59.1		
035	16:00:10	59.5	63.0	62.0	56.0	55.0	63.3	59.3		
036	16:01:10	65.0	77.5	64.0	58.0	56.0	78.1	63.8		
037	16:02:10	58.1	63.5	61.0	51.5	50.5	64.4	57.9		
038	16:03:10	58.8	63.0	61.5	54.0	51.5	63.4	58.6		
039	16:04:10	72.4	84.0	78.5	56.5	53.0	84.9	70.0		
040	16:05:10	60.4	63.5	62.5	57.5	56.5	64.1	60.4		
041	16:06:10	59.0	62.5	61.0	55.5	51.0	63.6	58.8		
042	16:07:10	80.7	91.0	85.0	57.0	54.5	92.1	78.4		
043	16:08:10	60.2	63.0	61.5	58.0	55.5	63.5	60.2		
044	16:09:10	59.8	63.5	61.5	57.5	56.5	64.6	59.7		
045	16:10:10	59.4	64.0	61.5	55.5	54.0	64.5	59.3		
046	16:11:10	59.7	63.5	61.5	57.0	56.5	63.7	59.6		
047	16:12:10	59.2	62.5	61.0	56.0	54.0	63.1	59.1		
048	16:13:10	66.2	79.0	64.0	57.5	55.5	80.0	64.4		
049	16:14:10	67.3	79.0	68.0	56.5	55.0	79.4	65.6		
050	16:15:10	60.1	64.0	63.0	55.0	54.0	64.6	59.8		
051	16:16:10	62.6	67.0	64.5	60.0	58.5	68.3	62.5		
052	16:17:10	61.3	64.5	63.5	58.5	56.5	67.5	61.2		
053	16:18:10	72.2	86.5	66.5	57.5	56.0	89.0	69.1		

(2)

OVERALL DURATION	ALEQ	ALn01	ALn10	ALn90	ALn99	ALMAX	ALAV(4)	O/L	BAT
DD:HH:MM:SS	dB	dB	dB	dB	dB	dB	dB		
00:00:53:17	69.1	83.0	62.5	55.0	51.5	93.3	65.3		



APPENDIX 2

Example calculation – Plot 6

Height of A3290 barrier = 2.5m

Height of northern site barrier = 2.0m

Distance between vehicle on East bound lane and A3290 barrier = 25m

Distance between A3290 barrier and site barrier = 25m

Distance between site barrier and garden = 15m

Height of source = 0.5m

Height of receptor = 1.5m

Measured noise level = 58dB(A)

A3290 barrier

Direct path = $(25+25+15)^2 + 1^2 = 65.008$m

Indirect path = $(25^2+2^2) + (40^2+1^2) = 65.092$m

Path difference = 0.08m

Attenuation A_A = 9dB

Site barrier

Direct path = $(25+25+15)^2 + 1^2 = 65.008$m

Indirect path = $(50^2+1.5^2) + (15^2+0.5^2) = 65.031$m

Path difference = 0.023m

Attenuation A_B = 7dB

Combined Barrier

$A_C = -10 \log(10^{-A_A/10} + 10^{-A_B J/10} - 1)$

$J = (M/(d+3.5))^{1/4}$

$M = 25$

$D=45$

$J = (25/(45+3.5))^{1/4} = 0.85$

$A_C = -10 \log(10^{-9/10} + 10^{-7*0.85/10} - 1) = 10.5dB$

Total barrier effect

This predicted increase in performance assumes that the A3290 barrier is working efficiently. This is not the case, and it is estimated that there is a 2dB drop in its performance.

The predicted screening from the A3290 barrier is 9dB, and it is only giving 7dB of screening. The increase in screening would therefore be 10.5 - 7dB, ie 3.5dB of improvement.

This gives a predicted noise level of 58-3.5 = 54.5 dB(A) in the rear garden of Plot 6.

Condition 12.

Date: 22 May 2003

To: Highways

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

Application Number: F/2001/5387

Location: Land At 415 - 445, Wokingham Road, Earley, Reading.

Proposal: Proposed demolition of 4 dwellings and erection of 44 dwellings.

Applicant: Bryant Homes & Bancroft Developments C/O The Edwards Irish Partneship.

Case Officer: Jeni Jackson

The new plans show the following: Site management plan - condition 12.
Drawing no: 7306/05/01.

Comments are required by 01/06/2003.

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

Details satisfy highways.

10/06/03.

Tel. 0118 974 6444 (Direct Line)
E-mail: Jenifer.Jackson@wokingham.gov.uk
Date. 1 July, 2003
My ref. BC/DC/F/2001/5387
Your ref.

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

Bryant Homes & Bancroft Developments
C/o Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Dear Sirs

PLANNING PERMISSION F/2001/5387
SITE: 415-445 WOKINGHAM ROAD, EARLEY

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/5387 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

JENIFER JACKSON
Principal Planning Officer

Date: 26 June 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5387**

Bryant Homes & Bancroft Developments
C/O The Edwards Irish Partneship
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2001/5387

Site Address: Land At 415 - 445, Wokingham Road, Earley, Reading.

Proposal: Proposed demolition of 4 dwellings and erection of 48 dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 03.07.02 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.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5387	Shane Leather 624 Wokingham Road EARLEY RG6 7HN
F/2001/5387	R.P. Strudley 461 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Miss Rosemary E Hill 447b Wokingham Road EARLEY RG6 7EL
F/2001/5387	Ron Boyce 447c Wokingham Road EARLEY RG6 7EL
F/2001/5387	Mark & Charlotte Boniface 447 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Robin Salt & Petitioners 423 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Mr & Mrs D R Sansum 622 Wokingham Road EARLEY RG6 7HN
F/2001/5387	Robert Bradshaw 3 Loddon Bridge Road EARLEY RG6 7EW
F/2001/5387	Mrs O Duncan 626 Wokingham Road EARLEY RG6 7HN
F/2001/5387	J.E. & D.P. Gane 630 Wokingham Road EARLEY RG6 7HN
F/2001/5387	Mrs M G Fancourt 592 Wokingham Road EARLEY RG6 7HN

Committee letters sent 26/06/02

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 14TH AUGUST 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RFN Eke, Mrs JA Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton.

Also Present: Tim Charlesworth and Mr. D Swindells.

PART I

78. MINUTES

The Minutes of the meeting of the Committee held on 24th July 2002 were confirmed as a correct record and signed by the Chairman.

79. APOLOGIES

An Apology for absence was submitted from Mr. JL Earnshaw.

80. ORDER OF BUSINESS

With the Committee's agreement the order of business was changed.

81. APPLICATIONS NOD: 2001/5387 & 2002/6508, 2001/5387 -PROPOSED DEMOLITION OF 4 DWELLINGS AND ERECTION OF 44 DWELLINGS, 2002/6508 PROPOSED DEMOLITION OF 4 DWELLINGS AND ERECTION OF 48 DWELLINGS, LAND AT 415-445 WOKINGHAM ROAD EARLEY, FOR: BRYANT HOMES AND BANCROFT DEVELOPMENTS

The Committee considered a report about these applications set out on Agenda pages 13 to 66.

In explaining the report, Officers informed Members that reference made concerning Application No: 2001/5387 on page 17 of the Agenda under Recommendation A, to the future maintenance of a sound barrier with the A3290 should be deleted as this had been included in error. Members were also reminded that the proposal had been deferred at the Committee meeting of 3rd July 2002 to allow further negotiation.

Cllr. Bob Bradshaw, representing Earley Town Council attended the meeting and spoke in opposition to the proposals.

Before discussion on the proposals began, the Chairman indicated that the debate on the separate proposals would be more structured if each proposal was considered in turn, starting with Application No: 2001/5387.

In considering the report, Members thanked Officers for the work that had been undertaken since application 2001/5387 had been deferred. Members went on to comment that the proposal was now considered to be generally acceptable, although a number of Members expressed some concern regarding the provision of public open space within the site.

In response to a question the Development Control Manager confirmed that a letter had been received from the applicant indicating that the appeal relating to Planning Application No: 2002/6508 would be withdrawn if Members were minded to approve Application No: 2001/5387 and the Section 106 agreement was completed promptly.

Members also referred to the comments of the representative of Earley Town Council concerning the possible use of planning obligations funds for Meadow and Sol Joel Parks. A number of

Members commented that Earley Town Council should be consulted on the use of any leisure funds associated with the development.

Members went on to discuss Application No: 2002/6508 and noted that the proposal was before Members to establish what the Committee would have decided had not an appeal against non-determination been lodged with the Planning Inspectorate. A number of Members expressed strong concern that the proposed frontage of the development was inappropriate for the street scene and that 48 units represented an over development of the site.

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

a) A financial contribution of £80,000 towards off-site highways improvements and sustainable highway improvements and sustainable transport initiatives;

b) The laying out of the play area up to a value of £47,000 with a ten-year commuted maintenance sum, a further ten year commuted maintenance sum if the open space is transferred into the ownership of the Council;

c) A financial contribution of £17,478.72 towards off-site leisure facilities within Earley;

d) A financial contribution of £2,000 towards additional library stock in the area;

e) A financial contribution of £88,244.10 towards additional places in Loddon Infant and Junior School;

f) A financial contribution of £42,847.33 towards additional places in Bulmershe Secondary school;

g) The transfer of 2, three bedroom dwellings and 10, two bedroom flats for affordable housing;

h) The replacement of 322m of the existing sound barrier with the A3290.

2) That subject to the registration and execution of the Agreement referred to in 1) above Application No: 2001/5387 be approved subject to the conditions set out on Agenda pages 17 to 22;

3) That Earley Town Council be consulted regarding the use of off-site leisure contributions.

4) That had an appeal on the grounds of non-determination not been submitted to the Planning Inspectorate, Application No: 2002/6508 would have been refused on the grounds that the design, size and location of the proposed frontage block of 6 flats was inappropriate to the street scene and the character of this part of Wokingham Road.

5387

No. 288

WOKINGHAM DISTRICT COUNCIL
P.O. Box 153,
Council Offices, Shute End,
Wokingham, Berkshire, RG40 1WL

HIGHWAYS ACT 1980
PART XI : PRIVATE STREETS

NOTICE UNDER SECTION 220 (1) REQUIRING PAYMENT OR SECURITY FOR PAYMENT OF SUCH SUM AS WOULD BE RECOVERABLE UNDER THE APPROPRIATE STREET WORKS CODE.

WHEREAS plans for the proposed erection of 44 Dwellings.
(hereinafter called "the building") in (at) 415- 445 Wokingham Road, Earley
deposited by you or on your behalf in accordance with the Building Regulations 1991 and passed by the WOKINGHAM DISTRICT COUNCIL
are the subject of a Full Plans Approval Notice Ref. FP/2002/3747 dated 2 June 2003.

AND WHEREAS the building will front on to a private street, namely New Estate Road, and will be subject to the provisions of Section 219 of the Highways Act 1980

AND WHEREAS the WOKINGHAM DISTRICT COUNCIL as Agents for the Street Works Authority under the Act are of the opinion that the sum of £121,920.00 pounds would be recoverable as private street works expenses in respect of the frontage of the proposed building on the said private street if the Council were now to carry out such street works in the street as they would require under the appropriate street works code before declaring the street to be a highway maintainable at the public expense

NOW THEREFORE the Council, in pursuance of their powers under Section 220(1) of the Highways Act 1980, HEREBY GIVE YOU NOTICE that they require from the owner of the land on which the building is to be erected the payment to them or the securing to their satisfaction of the payment to them, of the before-mentioned sum before any work shall be done in or for the purpose of erecting the building.

The person on whom this Notice is served or, if he is a different person, the owner of the land on which the building is to be, or has been erected may, not later than one month from the sate of the service of this Notice, appeal to the Minister of Transport and that the Minister may substitute a smaller sum for the sum specified above.

Dated this 23rd day of June 2003

M. Moon

(Signed) .....
Official Designation Acting Director of Environmental Services

To: Bryant Homes Southern Limited
St Catherine's House
Oxford Square, Oxford Street
Newbury
Berkshire RG14 1JQ

NOTE: If the person to whom this Notice is served is not the owner of the land he should forthwith notify the owner of its contents.

(SEE NOTES OVERLEAF)

F22

cc Exchequer Officer
Planning Officer
SNA (SAE)
Legal Services
Advanced Payment Code File
Land Charges

NOTES

Attention is drawn to the following statutory provisions:-

HIGHWAYS ACT 1980, Sections 219 and 220

219 (1) Subject to the provisions of this section, where -

(a) it is proposed to erect a building for which plans are required to be deposited with the local authority in accordance with building regulations, and

(b) the building will have a frontage on a private street in which the street works authority have power under the private street works code to require works to be executed or to execute works.

No works shall be done in or for the purpose of erecting the building unless the owner of the land on which it is to be erected or a previous owner thereof has paid to the street works authority, or secured to the satisfaction of that authority, the payment to them of such sum as may be required under section 220 below in respect of the cost of street works in that street.

(2) If work is done in contravention of the sub-section (1) above, the owner of the land on which the building is to be erected and, if he is a different person, the person undertaking the erection of the building is guilty of an offence and liable to a fine not exceeding £100, and any further contravention in respect of the same building constitutes a new offence and may be punished accordingly.

Proceedings under this sub-section shall not be taken by any person other than the street works authority.

(3) Where the person undertaking the erection of the building is not the owner of land on which it is to be erected and is charged with an offence under sub-section (2) above, it shall be a defence for him to prove that he had reasonable grounds for believing that the sum required under section 220 below had been paid or secured by the owner of the land in accordance with sub-section (1) above.

220. (1) In a case to which section 219 above applies the street works authority shall, within 6 weeks from the passing of any required plans relating to the erection of a building deposited with them or, in a case to which sub-section (2) below applies, with the district council, serve a notice on the person or by or on whose behalf the plans were deposited requiring the payment or the securing under section 219 above of a sum specified in the notice.

In this sub-section and sub-section (2) below "required plans" means plans required to be deposited with the local authority in accordance with building regulations.

(2) Where (outside Greater London) the advance payments code is in force in the whole or any part of a district, the district council, in any case to which section 219 above may be applicable, shall within one week from the date of the passing of any required plans deposited with them relating to the erection of a building in an area in which that code is in force inform the street works authority that the plans have been passed.

(3) Subject to the provisions of this section, the sum to be specified in a notice under sub-section (1) above is such sum as, in the opinion of the street works authority, would be recoverable under the private street works code in respect of the frontage of the proposed building on the private street if the authority were then to carry out such street works in the street as they would require under that code before declaring the street to be a highway which for the purposes of this Act is a highway maintainable at the public expense.

In this sub-section a reference to a street does not include a reference to a part of a street, except to a part which the street works authority think fit to treat as constituting a separate street for the purposes of this sub-section and which comprises the whole of the part on which the frontage of the building will be.

(4) If, at any time after the service of a notice under sub-section (1) above, the street works authority -

(a) are of opinion that the sum specified in the notice exceeds such sum as in their opinion would be recoverable as mentioned in sub-section (3) above if they were then to carry out such street works as are so mentioned or

(b) are of opinion that no sum would be so recoverable.

they say, by a further notice, served on the person who is for the time being owner of the land on which the building is to be, or has been, erected, substitute a smaller sum for the sum specified in the notice served under sub-section (1) above or, as the case may be, intimate that no sum falls to be paid or secured.

This sub-section does not apply where a sum has been paid or secured in compliance with a notice served under sub-section (1) above and the case is one in which the authority have power to make a refund or release under section 221 (1) below.

(5) Where, under a local Act, the erection of buildings on land having a frontage on a new street is prohibited until works for the construction or sewering of the street have been carried out in accordance with bylaws, the amount of the sum to be specified in a notice served under this section shall be calculated as if those works had been carried out.

(6) Where a notice is served on any person under this section (other than a notice intimating that no sum falls to be paid or secured that person or if he is a different person, the owner of the l and on which the building is to be, or has been, erected, may, not later than one month from the date of the service of the notice, appeal to the Minister and the Minister may substitute a smaller sum for the sum specified by the street works authority.

On appeal under this sub-section, the Minister shall give the appellant an opportunity of being heard before a person appointed by the Minister.

DATED 9th September 2002

WOKINGHAM DISTRICT COUNCIL

and

BANCROFT DEVELOPMENTS LIMITED

and

BRYANT HOMES LIMITED

and

BARCLAYS BANK PLC

AGREEMENT

relating to the development of

land at 415 – 445 Wokingham Road, Earley

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on 9th September 2002
BETWEEN

1. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")
2. Bancroft Developments Limited whose registered office is at Stratfield House, 265 High Street, Crowthorne, Berkshire RG45 7AH ("the Company")
3. Bryant Homes Limited whose registered office is at Cranmore House, Cranmore Boulevard, Solihull, West Midlands B90 4SD("the Owner")
4. Barclays Bank plc of Barclays Loan Servicing Centre, 90 Tottenham Court Road, London W1T 4EP ("the Mortgagee")

WHEREAS

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.
3. The Company has applied for detailed planning permission reference F/2001/5387 to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council
4. The Company and the Owner are or are entitled to be the freehold owners of the Application Site the Company having charged that part of the Application Site known as 439 Wokingham Road to 445 Wokingham Road inclusive("the Mortgaged Property"), to the Mortgagee
5. The Council resolved on 14th August 2002 that subject to this Agreement being entered into Planning Permission should be granted for Development of the Application Site

6. The Company and the Owner are therefore entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure affordable housing provision and contributions towards local highways improvements education leisure and libraries
7. This Agreement is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.
8. References to the parties named in this Agreement include their successors in title and assigns and in the case of the Council shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

- The "Act" means the Town and Country Planning Act 1990
- The "Application Site" means all that land at 415 to 445 Wokingham Road and shown edged red on the Application Site Layout Plan
- The "Application Site Layout Plan" means the plan annexed hereto
- "Affordable Housing" shall mean low cost housing for sale or rent to meet local needs of those whose income does not permit them to obtain accommodation on the open market
- The "Affordable Housing Land" means that part of the Application Site shown illustratively shaded blue on the Application Site Layout Plan
- The "Affordable Housing Units" means 12 units in total comprising ten flats and two three bedroom houses to be provided on the Affordable Housing Land as set out in the Planning Application.

- "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as ground surveys, fencing, archaeological investigations, the erection of temporary fencing and hoarding or such similar preparatory works including demolition works and "commence" and "commencement" shall be construed accordingly
- "General Market Dwelling" means a dwelling which is not one of the Affordable Housing Units and General Market Dwellings shall be construed accordingly
- "Dwelling" means the Affordable Housing Units and the General Market Dwellings
- "Index of Average Earnings" means the index named as such published by the Office of National Statistics (or the successor to its function).
- The "Highway Contribution" shall mean the sum of £80,000 index-linked
- The "Infant School Contribution" shall mean the sum of £88,244.10 index-linked
- "Key Workers" means persons employed or engaged in medicine (or the provision of ancillary services thereto) education transport or the emergency services with a gross income per household of less than £28,000.00 per annum increased by any increase in the Index of Average Earnings from the date of this Agreement.
- "Occupation" means physically occupied solely for residential purposes
- The "Off-site Leisure Contribution" shall mean the sum of £17,478.72 index-linked
- The "Library Contribution" shall mean the sum of £2,000 index-linked
- "RSL" means a registered social landlord registered with Housing Corporation or Housing for Wales pursuant to the Housing Act 1996
- "The Play Area" means an area of 400m2 shown for identification purposes only outlined in green on the Application Site Layout Plan
- The "Play Area Maintenance Contribution" shall mean the sum of £17,000 index-linked

- The "Open Space" means the area shown for identification purposes only outlined in blue on the Application Site Layout Plan
- The "Open Space Maintenance Contribution" shall mean the sum of £10,000 index-linked
- The "Planning Application" means the planning application dated 29th November 2001and numbered F/2001/5387
- The "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed
- The "Secondary School Contribution" shall mean the sum of £42,847.83 index-linked
- The 'Sound Barrier' shall mean a barrier to be built along the A329O to reduce noise levels within the Application Site and shown for identification purposes only by a green line on the plan annexed hereto and marked 'Sound Barrier Plan'
- references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this Agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2. Statutory Provisions

2.1 This agreement is made under Section 106 of the Act

2.2 The covenants by the Company and the Owner as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Company

and the Owner and subject to clause 2.3 and 2.10 any person deriving title from either of them

2.3 The obligations on the part of the Company and the Owner shall bind the Application Site and every part thereof provided that it is hereby agreed that no such person shall be bound hereunder insofar as his interest is either solely in a Dwelling (and not in any other part of the Application Site) or as a service company or statutory undertaker who has taken an interest in the Application Site to provide services in connection with the Development

2.4 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.5 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.6 In the event that

2.6.1 the Planning Permission shall expire before Commencement of Development or at any time shall be revoked or modified by any statutory procedure without the consent of the Owner or

2.6.2 the planning obligations referred to in this Agreement are satisfied

this Agreement shall be deemed to be discharged and have no further effect

2.7 Nothing in this Deed shall prohibit or limit the right of the Company or the Owner to develop the Application Site or any part of it in accordance with any planning permission (other than the Planning Permission) or impose any obligations on the Company or the Owner or any other person as a consequence of the development of the Applications Site or any part of it in accordance with such a planning permission

2.8 The planning obligations contained in this deed are intended to be enforceable by the Council as the Local Planning Authority

2.9 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

2.10 The provisions of this Deed shall not be binding upon nor enforceable against;-

2.10.1 any mortgagee in possession or their successors in title of the Affordable Housing Units disposing of the whole or part of the Affordable Housing Units; or

2.10.2 any tenant of any Dwelling or their successors in title within the Affordable Housing Units exercising a statutory right to buy or acquire pursuant to the Housing Acts 1985 and/or 1996;

2.11. No owner or occupier of part only of the Application Site shall have any liability in respect of any breach occurring upon or in respect of any other part of the Application Site.

3. Commencement of Development

The Owner and the Company covenant that a written notice will be served on the Council to inform them of the date of Commencement of Development within 7 days of that date.

4. The Highway Contribution

4.1 The Owner and the Company covenants with the Council that on Commencement of Development to pay to the Council the Highway Contribution

4.2 The Council shall apply the Highway Contribution towards work for cycle way improvements and pedestrian and cycle crossings

5. The Infant School Contribution

5.1 The Owner and the Company covenants with the Council that on Commencement of Development to pay to the Council the Infant School Contribution

5.2 The Council shall apply the Infant School Contribution to facilities at Loddon Infant School

6. The Secondary School Contribution

6.1 The Owner and the Company covenants with the Council that on Commencement of Development to pay to the Council the Secondary School Contribution

6.2 The Council shall apply the Secondary School Contribution to facilities at Bulmershe Secondary School

7. The Off-Site Leisure Contribution

7.1 The Owner and the Company covenants with the Council that on commencement of Development to pay to the Council the Off-Site Leisure Contribution

7.2 The Council shall apply the Off-Site Leisure Contribution to improvements to existing facilities within Earley

8. The Library Contribution

8.1 The Owner and the Company covenants with the Council that on Commencement of Development to pay to the Council the Library Contribution

8.2 The Council shall apply the Library Contribution towards facilities in libraries in Earley

9. The Play Area

9.1 The Owner and the Company covenants with the Council that

9.1.1 They will not remove the top soil from the Play Area, nor use the Play Area for the storage of construction equipment

9.1.2 On or before Occupation of the 32nd Dwelling they shall construct the Play Area in accordance with LEAP standards and in accordance with the Council's reasonable requirements to a value of £47,000 to include at least five different types of play equipment

9.1.3 On completion of construction of the Play Area the Play Area shall be maintained by the Owner and the Company to the reasonable satisfaction of the Council for a period of 12 months during which any defects should be made good within that 12 month period or as soon thereafter as practicable.

9.1.4 At the expiration of 12 months of completion of the Play Area the Owner and the Company shall offer to transfer the Play Area to the Council

9.1.5 The transfer of the Play Area to the Council shall be for nominal consideration with full title guarantee subject only to any existing covenants on the title to the Play Area land and a covenant in favour of the Owner and the Company not to use the Play Area otherwise than as a play area but otherwise free of incumbrances

9.1.6 On completion of the transfer of the Play Area to the Council the Owner and the Company shall pay the Play Area Maintenance Contribution for the future maintenance by the Council of the Play Area

9.2 In the event that the Council does not accept the transfer of the Play Area the Play Area will be transferred to a management company set up for the purpose of maintaining the Play Area and the Play Area Maintenance Contribution will be transferred to the said management company on completion of the said transfer

10. The Open Space

10.1 The Owner and the Company covenants with the Council that

10.1.2 They will not remove the top soil from the Open Space Area, nor use the Open Space area for the storage of construction equipment .

10.1.3 On or before the end of the planting season following Occupation of the 32nd Dwelling they shall construct the Open Space in accordance with the Council's reasonable requirements and when required in accordance with the Planning Permission

10.1.4 On completion of construction of the Open Space the Open Space shall be maintained by the Owner and the Company to the reasonable satisfaction of the Council for a period of 12 months during which any defects should be made good within that 12 month period or as soon thereafter as practicable.

10.1.5 At the expiration of 12 months of completion of the Open Space the Owner and the Company shall offer to transfer the Open Space to the Council

10.1.6 The transfer of the Open Space to the Council shall be for nominal consideration with full title guarantee subject only to any existing covenants on the title to the Open Space land and a covenant in favour of the Owner and the Company not to use the Open Space otherwise than as a open space recreation area but otherwise free of incumbrances

10.1.7 On completion of the transfer of the Open Space to the Council the Owner and the Company shall pay the Open Space Maintenance Contribution for the future maintenance by the Council of the Open Space

10.2 In the event that the Council does not accept the transfer of the Open Space the Open Space will be transferred to a management company set up for the purpose of maintaining the Open Space and the Ope

Space Maintenance Contribution will be transferred to the said management company on completion of the said transfer

11. Sound Barrier Works

The Company and the Owner covenant to provide a Sound Barrier in accordance with the provisions in Schedule 2 annexed hereto

12. Affordable Housing

The Company and the Owner covenant to provide Affordable Housing Units in accordance with the provisions of Schedule 1 annexed hereto

13. Indemnity

In the event that the Company has not, at the time that any obligation arises under this Agreement, transferred its interest in the Application Site to the Owner, then the Company will comply with such obligation and the Company agrees to fully and effectively indemnify and keep indemnified the Owner against all financial obligations that may fall due under the terms of this Deed and all costs actions proceedings claims and demands arising therefrom or in connection therewith.

14. Repayment of Contributions

If any of the Off-Site Leisure Contribution, the Library Contribution, the Highway Contribution, the Infant School Contribution or the Secondary School Contribution is not applied by the Council for the purpose specified in this Agreement within 5 years from the date on which it was paid then such Contribution (index linked) shall be repaid forthwith by the Council to the party who paid the contribution to the Council

15. Council's Legal Expenses

The Owner and the Company covenant with the Council to pay one half each of the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

16. Planning Permission

The Council hereby covenants with the Owner and the Company that it will upon completion of this Agreement issue the Planning Permission

17. Mortgagee

The Mortgagee in so far as it is applicable for them to do so assents to this Agreement. Further the Mortgagee consents to be bound by this Agreement in respect of the Mortgaged Property and in particular the covenants on the part of the Company, but only in the event of the Mortgagee taking possession, and that such liability shall cease once it has parted with its interest in the Mortgaged Property.

SCHEDULE 1

Affordable Housing

1 On or before Commencement of Development the Company or the Owner shall advise the Council in writing whether the Affordable Housing will be provided

1.1 by a RSL ("RSL Method")

1.2 by a person ("Key Worker Provider") who is an employer of or supplier of accommodation contracted to one or more employers of Key Workers ("Key Worker Method")

1.3 by the Company or the Owner ("Company Method")

2. If the RSL Method shall be adopted the provisions of paragraph 3 to 6 of this schedule will apply

3. The Company shall endeavour as quickly as possible to agree with an RSL terms for the sale of the Affordable Housing Land to such RSL including if desired by the RSL the construction of the Affordable Housing Units.

4. The sale shall take the form (as the Company shall desire) either of an agreement for the sale of the freehold interest in the Affordable Housing Land or an agreement for the grant of a lease thereof for a term of not less than 99 years from commencement.

5. Such sale shall grant and reserve such rights as are necessary or desirable for the use and enjoyment of the Affordable Housing Land and the remainder of the site respectively and shall impose upon the Affordable Housing Land a covenant only to use the same for Affordable Housing and to contribute (if the Company or the Owner desires) a fair and proper proportion of the common expenditure for the upkeep and general maintenance of the Application Site as a whole. The form of this transfer or lease shall otherwise be in such form as shall be usual for transactions of this type and in the event of disagreement shall be shall be settled at the request of either party by Conveyancing Counsel nominated by the President or other competent officer of the Law Society

6. Once the Affordable Housing has been constructed or the Company or the Owner have entered into a contract with the RSL to construct the same

the Company or the Owner shall make a binding irrevocable offer in writir the RSL to transfer the Affordable Housing Land (together with the Afford Housing Units constructed thereon) to the RSL at the price and on the c agreed between the Company or the Owner and the RSL.

7. If the Key Worker Method shall be adopted (but only if the Afforda Housing Units are to be sold to the Key Worker Provider) the provisions paragraphs 3, 4 and.5 shall apply (mutatis mutandis) and paragraph 9 sh apply

8. If the Key Worker Method shall be adopted but the Affordable Housir Land is not to be sold to the Key Worker Provider the Key Worker Provid shall be entitled to nominate Key Workers to whom any available Affordab Housing Unit may be let.

9. If the Key Worker Method or the Company Method shall be adopted n Affordable Housing Units shall be let other than to a Key Worker provided tha if no such letting is available within one month after the date upon which any Affordable Housing Unit shall fall vacant the following provisions shall apply:

9.1 The Company or the Owner or Key Worker Provider (as the case may be) shall by notice in writing given within 10 working days of the expiration of such period of one month invite the Council to nominate a tenant or tenants.

9.2 The Company or the Owner or Key Worker Provider (as the case may be) shall use its best endeavours to negotiate the terms of a letting to such nominee but shall not be obliged to let the Affordable Housing Unit at less than the rents specified in paragraph 12 of this schedule (subject to indexation as therein provided) and

9.3 Nothing in this clause 9 shall prevent the Company or the Owner or Key Worker Provider (as the case may be) from letting the relevant Affordable Housing Unit to a Key Worker at any time prior to the completion of the letting to such nominee

10. Whichever method shall be adopted no more than 50% of the General Market Housing shall be occupied until the Affordable Housing Units are ready for Occupation.

11. If not provided by the RSL Method or the Key Worker Method the Affordable Housing Units shall be provided by the Company Method

12. If the Company Method shall be adopted, the Company or the Owner shall not let the Affordable Housing Units at gross rents per annum more than:-

12.1 £7,080.00 per annum in the case of 2 bedroom flats.

12.2 £8,400.00 per annum in the case of 3 bedroom houses.

in each case subject to increases in the same proportion as increases in the Index of Average Earnings published by the Office of National Statistics (or the successor to its functions) from the date hereof until the date of the relevant letting PROVIDED THAT in the event of any change after the date of this Undertaking in the reference base used to compile such index the figure after such change shall be the figure which would have been shown in the said index if the reference base current at the date of this Undertaking had been retained and the Company or the Owner shall use all reasonable endeavours to let the Affordable Housing Units on such terms.

13. If the Company Method shall be adopted no sale shall take place of any part of the Affordable Housing Land unless any assurance in respect of such sale shall contain a provision permanently restricting its use for Affordable Housing.

SCHEDULE 2

Sound Barrier

1. Prior to construction of the Sound Barrier the Owner and the Compa shall obtain approval of their choice of the works contractor and a the programme of works (to include traffic management arrangemer in writing from the Council, such approval not be unreasonably withh or delayed.

2. Prior to first Occupation the Owner and the Company shall install Sound Barrier at their own cost in accordance with the follow specification:

2.1 The Sound Barrier shall be 3m high and comprising of plain steel po set in concrete at 3m centres with structural grade gravel board a horizontal rails complete with capping and gap free vertical cladding all timber softwood pressure impregnated with Tanalith and all fixir stainless steel. Minimum Density of 16 kg/m2

3. The Owner and the Company shall pay an amount of mor amounting to 6% of the costs of the sound barrier works in relation the Council's costs and expenses in respect of checking and approv the design of the Sound Barrier and subsequent inspection of construction work.

BY THIS POWER OF ATTORNEY dated 30 January 2002 BARCLAYS BANK PLC of 54 Lombard Street, London, EC3P 3AH (the "Bank") hereby appoints for a period of one year from the date of this deed

Paul Howard Day
Senior Corporate Credit Manager
Barclays Bank PLC
3-5 King Street
Reading
RG1 2HD

as its true and lawful attorney (the "Attorney") for and on behalf of the Bank (but without prejudice to or in any way limiting the actual or ostensible authority of the said Attorney), to do and execute the following acts and deeds

1. To sign all forms of written documents except acceptances and endorsements of bills of exchange.

2. To accept and endorse bills of exchange jointly with some other person duly authorised by the Bank for that purpose.

3. To sign, execute and deliver all deeds including, without limitation, guarantees, bonds, deeds of easement and indemnities, deeds regulating the priority of mortgages, releases, discharges, transfers of mortgages, reconveyances and re-assignments of real or personal property, mortgaged, charged or assigned by way of security to the Bank.

4. To make any declaration, affidavit or proof of any debt due or claimed to be due to the Bank in any proceedings taken or hereafter to be taken by or against any person, firm or company under any act for the time being in force in relation to the bankruptcy, insolvency or liquidation of debtors, firms or companies of whatever nature.

This Power of Attorney replaces any previous Power of Attorney issued to the Attorney save for any specific power issued.

In witness whereof, this Power of Attorney has been executed as a deed on the date first written above.

Executed as a deed
by Barclays Bank PLC
by the affixing of its Common
Seal in the presence of :

Tracy Ladd

ASSISTANT SECRETARY

Authorised Sealing Officer :

Seal Number : GCS/PA/02/64

I CERTIFY THAT THIS IS A TRU
AND COMPLETE COPY OF THE
ORIGINAL

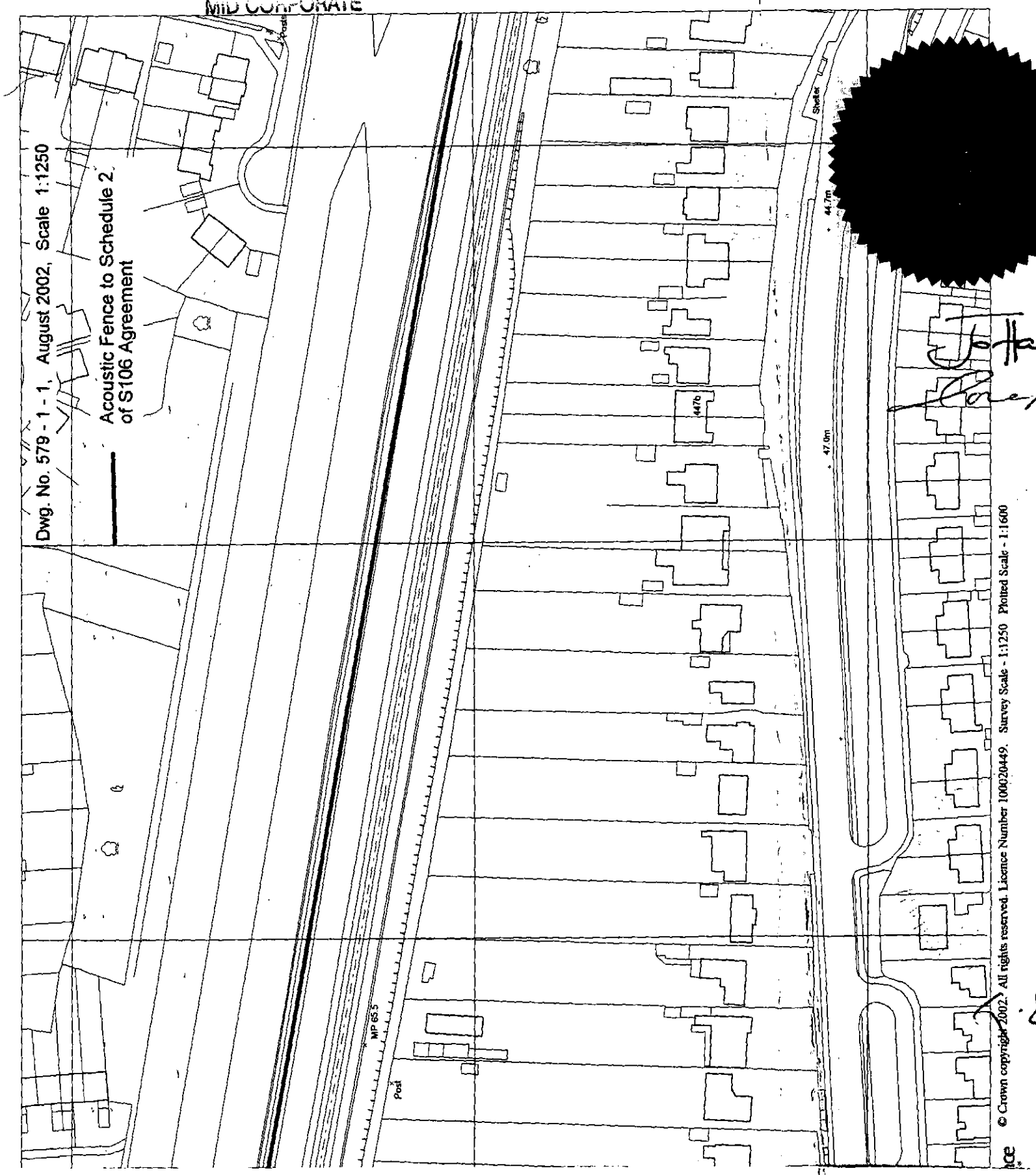
FOR AND ON BEHALF OF
BARCLAYS BANK PLC
3, 4 & 5 KING STREET
READING

Ref: 339

SOUND BARRIER PLAN

PAUL HOWARD
SENIOR CORPORATE CREDIT MANAGER
MID CORPORATE

Acoustic Fence to A3290



Bryant Homes Ltd

5229

Application No: F/2001/5387 NL

WOKINGHAM DISTRICT COUNCIL

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Order shall be carried out without the prior written permission of the Local Planning Authority on the dwellings on plots 23 to 28 of the hereby approved development.

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. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plan(s) by occupiers of, or visitors to, any of the buildings hereby permitted.

11. 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.

12. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in

accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

13 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.

14. No other development of the site shall commence until the access connection to Wokingham Road including provision of a right turn lane into the site has been constructed in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

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

16. 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.

17. 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.

18. Prior to the occupation of the dwellings on Plots 23 to 28 the gates shown on drawing 1408/10B shall be erected at the start on the access/alley ways to the rear gardens and shall thereafter be maintained.

19. Before the development commences the applicant shall submit a report, prepared in accordance with the provisions of DoT Calculation of Road Traffic Noise, to predict noise levels at the residential façade and garden areas nearest to the railway line.

Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. Any report shall include raw measurements data so that the conclusions may be thoroughly evaluated and calculations checked.

20. Each dwelling shall be provided with a garden area, which has a predicted noise level of less than or equal to L_{Aeq} 55dB (16 hours, free field) within the first 5 metres from at least one building façade.

21 The development shall not begin until a scheme for protecting the proposed dwellings and garden/amenity areas from railway and road traffic noise has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Local Planning Authority shall be completed before any permitted development is occupied unless an alternative is agreed in writing by the Local Planning Authority.

22. Any noise or vibration survey measurement methods, assessment, evaluation and interpretation should be agreed with the Local Planning Authority prior to surveys starting. Any assessment of the problem by noise consultants should include raw measurement data so that the conclusions may be thoroughly evaluated and calculations checked.

23. A gap of at least 24cm shall be left between the existing Railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

24. 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.

25. The road shall be constructed to adoptable standards.

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

10. 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.

11. To safeguard visual amenities.

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

13. In the interests of highway safety and convenience.

14. In the interests of highway safety and convenience.

15. In the interests of highway safety and convenience.

16. In the interests of visual amenity.

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

18. To improve the security to the rear of these dwellings.

19. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

20. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

21. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

22. To safeguard the residential amenities of the occupiers of neighbouring properties and to allow the conclusions to be thoroughly evaluated and calculations checked.

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

25. In the interests of highway safety and convenience.

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: EN1, H5, H9
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: Housing Density Policy, WH6, WOS3, WBE1, WBE11, WT6, WT7.

2. The applicant is reminded that this 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.

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham, should be contacted for the approval of the access construction details before any work is carried out within the highway. This includes works that are required to be carried out to the existing sound barrier along the A3290. This planning permission does not authorise the construction of any such details.

4. The developer is advised that Railtrack have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact Railtract at Outside Parties Manager, Suite 2. CP2 2H. General Offices. Waterloo Station. London SE1 8SW. Telephone 020 7902 3460.

5. The developer is advised that Southern Electric Power have provided a list of concerns, comments and conditions that they would wish the developer to take into consideration prior to the start of development. You are advised to contact S&S Mapping Services, P.O Box 6206, Basingstoke, Hampshire, RG24 8BW. Telephone 01189 465500.

6. The developer is advised that Thames Water have requested that the developer contact them at Developer Services Waste (Provices)Office, 1st Floor, Blake House, Manor Farm Road, Reading. RG2 0JN. Telephone 0118 9236804.

7. Transco advise that there is a 6" steel low pressure main in the footway/verge, my only point is that depending on results of trial excavation of the access, that the developer should carry out, and the depth of construction of the access road, par of this main may need to be lowered/diverted. It is also advised that repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs

Application No: F/2001/5387 NL

undertaken by persons other than Transco will be investigated and any incurred cost will be recharged to the responsible company.

8. The developer is advised to enter into a separate agreement with the Council under S38 of the Highways Act 1980 with respect to the adoption of the access road etc. as public highway. Such agreement should be completed before development is commenced.

9. The developer's attention is drawn to the fact that the access connection works including the provision of anti skid surface treatment and right turn lane into the site will need to be secured by an agreement made under Section 278 of the Highways Act 1980 with the Council. Such an agreement is required to be completed before any work on or affecting the public highway is commenced.

**********THIS IS A DRAFT ONLY**********

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.

SIGNED AS A DEED (AND DELIVERED)
On behalf of Bancroft Developments Ltd
in the presence of:-

Director

Director/Secretary

The Common Seal of
Bryant Homes Limited
was affixed in the presence of:

COMPANY SECRETARY REG NO 201

~~Director~~ AUTHORISED SIGNATORY

~~Secretary~~

AUTHORISED SIGNATORY

As witness whereof PAUL HOWARD DAY of Barclays Bank plc, 3, 4 & 5 King Street, Reading, RG1 2HD in exercise of the power conferred upon him by a Power Attorney dated the 30 day of January 2002 has hereunto set the name of the said BARCLAYS BANK PLC as a deed the day and year first above written.

SIGNED and DELIVERED as a deed by the above named } BARCLAYS BANK PLC

PAUL HOWARD DAY

as the Attorney and in the name of the above named BARCLAYS BANK PLC in the presence of by SEAL

As Attorney

BARCLAYS BANK PLC
3, 4 & 5 KING STREET
READING, RG1 2HD

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

15209

Solicitor

Ms/s106 Wokingham Road.doc
21/08/02

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

PLANNING SERVICES	HPT
POL	PLS
	PNF
APP	
CS	
03 JAN 2002	
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	FILE

Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

02 January 2003

Ref: PHE/FJ/1408

For the attention of: Trevor Watson.

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415-445 WOKINGHAM ROAD – EARLEY.
APPLICATION NO. F/2001/5387.

Please find enclosed four copies of Joanne Brindley's landscape drawing Nos. 01784/4, 05 and Landscape Management proposals together with Record Playground Equipment Ltd drawing No. Q13443/RI.

These drawings show the additional information and amendment to the play area as discussed and I trust they are all to your approval and will clear the appropriate condition.

I also enclose four copies of site layout drawing 1408/100C and 1408/101 showing fencing details all to clear condition No3 of the Planning Approval Notice.

Yours faithfully

Paul Edwards.

Paul E
Partner

. Encs.

Cc. Mr D Pavely – Bryant Homes.

joanne brindley
chartered landscape architect *BA Dip LA MLI*

MAINTENANCE FOR SOFT LANDSCAPE WORKS

BRYANT HOMES DEVELOPMENT AT 415-445 WOKINGHAM ROAD, EARLEY

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LANDSCAPE GROUND MAINTENANCE SPECIFICATION
FOR SUMMER MAINTENANCE

All of the public open space not within private ownership is to managed and maintained by a managing agent paid for by all of the residents within the development. A plan indicating all public open space areas for maintenance will be provided by Bryant Homes.

The following is a summary of the minimum routine maintenance programme to be carried out by a managing agent or local authority during the growing season each year.
The summer maintenance programme shall run from 1 April to 31 October each year.
Maintenance visits shall generally take place at two-weekly intervals, dependent on site and weather conditions.
During each maintenance visit the following specifications shall be adhered to:

Removal of Litter
All litter and other debris shall be removed from all maintained areas, paying particular attention to the removal of broken bottles, glass, tins, sharp objects, and other items likely to be hazardous to members of the public.

Grass Cutting
1. All maintained grass areas shall be mown using machinery appropriate to the task. This shall generally be carried out at two-weekly intervals in order to maintain the grass sward in good condition to an acceptable height. All grass edges shall be kept neat and tidy. Strimmers shall not be used around the base of staked trees. Frequency of cutting will remain flexible and shall be adjusted to suit weather conditions and growth rates as appropriate.
2. Operations will not be carried out where ground conditions prevent the use of machinery without damage to the ground surface. Where grass cutting is suspended due to inclement weather additional maintenance visits shall be carried out as soon as conditions permit.
3. Frequency of grass cutting may be reduced during periods of low rainfall when growth rates are low.
4. Following cutting, all surrounding hardstanding areas shall be swept clear of arisings.

Shrub Bed Maintenance
1. On each maintenance visit all shrub beds shall be checked for weed growth. Where weed growth is apparent the beds shall be weeded, by removal by hand, or through the use of an appropriate translocated herbicide.
2. Shrubs shall be pruned, usually once per annum in Spring, but dependent on the species present, and in accordance with good horticultural practice. All arisings shall be removed from site.
3. During each visit any dead, dying or diseased shrubs shall be removed. Arrangements shall be made to carry out replacement planting in accordance with

the original planting specification, but only during the planting season and when appropriate plant material is available.
4. Mulch is to be topped up at the end of each growing season to a minimum depth of 50mm.
5. Following the third growing season or canopy closure, the level of weed control may be reduced.

Staked Trees

1. All staked trees shall be inspected during each maintenance visit. Any dead, dying or diseased trees shall be removed, and formative pruning to remove dead or damaged branches shall be carried out as necessary. Where trees are removed the ground shall be reinstated to match the surroundings.
2. At the beginning and end of each growing season all stakes and ties shall be checked and adjusted or removed as necessary.
3. Where staked trees are growing in maintained grass an area of 1 metre diameter shall be maintained in a weed free condition by the application of an appropriate translocated herbicide. Strimmers shall not be used around the base of staked trees.

Other Items

From time to time other maintenance items of a non-routine nature may be required. Such matters of health and safety are involved, in which case arrangements shall be made to deal with the situation as a matter of priority.

LANDSCAPE GROUND MAINTENANCE SPECIFICATION

FOR WINTER MAINTENANCE

The winter maintenance programme shall run from 1 November to 31 March in the following year. Maintenance visits shall generally take place at monthly intervals, dependent on site and weather conditions.
During each maintenance visit the following specifications shall be adhered to:

Removal of Litter

All litter and other debris shall be removed from all maintained areas, paying particular attention to the removal of broken bottles, glass, tins, sharp objects, and other items likely to be hazardous to members of the public.

Shrub Bed Maintenance

1. Shrub beds shall generally be forked over once during the maintenance period.
2. Where species dictate, pruning shall be carried out in accordance with good horticultural practice. All arisings shall be removed from site.
3. Any necessary replacement planting shall be carried out in accordance with the original planting specification.

Staked Trees

All staked trees are to be inspected on every maintenance visit and any loose or broken stakes replaced and refirmed and any loose or broken ties replaced or secured.

Other Items

From time to time other maintenance items of a non-routine nature may be required. Such items shall normally be dealt with during the next scheduled maintenance visit, except where matters of health and safety are involved, in which case arrangements shall be made to deal with the situation as a matter of priority.

MAINTENANCE AND MANAGEMENT OF CHILDREN'S PLAY AREAS

It is proposed that all equipped play areas will be taken over for management & maintenance by the local authority. If this is not possible the managing agent carrying out maintenance and management to the soft landscape within all the public open space areas shall take on the responsibility including the insurance of the area and equipment. The following maintenance items are minimum standards.

PLAY EQUIPMENT

1. General maintenance shall be undertaken as required in strict accordance with the manufacturers' recommendations.
2. Maintenance of play equipment shall be carried out in accordance with BS EN 1176 part 7:1997.
3. Recorded inspections shall be carried out on a monthly basis with a permanent record maintained.
4. Certified inspections shall be carried out twice annually by a specialist engineer, and a permanent record maintained.
5. The manufacturer or specialist engineer shall approve replacement parts, which may be required from time to time.
6. The playground inspection checklist below is a guide to areas of inspection required.

- Inspect cleanliness of the playground and safety areas.
- Remove and objects that do not belong in the playground
- Clean the surfacing when required
- Inspect moving parts and if necessary lubricate or replace damaged components
- Inspect thickness of the safety surface
- Inspect the frame structures and joints re-tighten screwed joints when necessary
- Inspect wearing parts and repair or replace when necessary
- Inspect the taut nets etc and re-tension or replace defective parts when necessary
- Inspect support structures and foundations for rust or rot and take appropriate action when necessary
- Inspect the painted wood components plywood and metal parts and apply new finish when necessary

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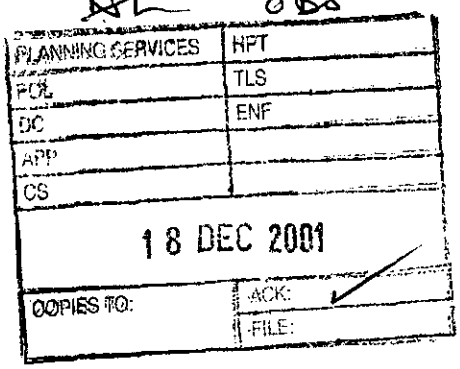

Nicola Lake
Planning Officer
Environment Sevices Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1 WR

447 Wokingham Road
Earley
Reading RG6 7EL

17 December 2001

Also sent to Mrs. M. Bristow
Earley Town Council

Planning application number F/2001/5387
Land at 441-445 Wokingham Road, Earley, Reading

Dear Ms Lake

Thank you for your letter of 6 December 2001. We are most disappointed at these new plans as they are almost the same as the last ones.

1. The social housing is still all in one block up against our maisonette instead of being dispersed throughout the development and the four three-bedroom houses on plots 39-42 still face down our garden when we would prefer them to be turned round to face the new road. As currently laid out, they will be a target for thieves as they are not overlooked.

2. The whole development is too dense, with some of it exceeding government density guidelines. The first floor flats still overlook our garden, giving us no privacy at all. The people in the flats will mix among themselves and not have anything to do with us, unlike proper neighbours with gardens living in the same road, so we will be being stared at by strangers which is wrong.

3. In particular our new fence has been mistaken as the boundary to all the maisonettes and the path to the garden to the upstairs maisonette has been forgotten. A proper 2-metre wall is still needed between the garden path belonging to 447A and 445 where there is currently no boundary treatment. This boundary is 445's responsibility and the developers need to provide this.

4. Given that the land proposed for this development has been removed from that earmarked for development in this district and the two major developments further up the Wokingham Road, it would be more appropriate to minimise the impact of development and put in some elderly people's bungalows.

5. The *whole* development is too dense (too many dwellings to the hectare) and there is not enough open space. In particular there will be insufficient doctors, dentists and school places to meet demand.

6. The building of a 3-storey block of flats (44-52) on the plan is totally out of keeping with the area. It will destroy the street scene on this side of the Wokingham Road.

The revision placing the top floor flats within the roof space and making more of the windows face the away from the 447 maisonettes is welcome but this does not solve the problem of these maisonettes being grossly overshadowed and overlooked. It would be better if the 3-storey block of flats were reduced by a storey or moved to the upper left hand corner of the development where they would only affect those people who chose to move into adjacent new houses.

7. The street elevation provided by the developer's architects has still not taken the slope of the hill into account. The street elevation indicates that the tops of the windows on the first floor are well below those of the first floor 447 maisonettes, which is highly improbable since the land is considerably higher than that on which the 447 maisonettes are built! Every attempt is being made by the developers to try to disguise the massive nature of this building. The planned acoustic wall to the front of the flats will completely ruin the appearance of the road, even worse if contrasting coloured brickwork is used. Such a wall will reflect sound back across the Wokingham Road, making the noise worse for people living on the other side (i.e. just up from the filling station). Erection of a 2-m high fence next to maisonettes nos. 447 and 447A will place the access to their front doors in severe gloom and make the access unsafe at night.

8. The 3-storey block of flats is forward of the building line of the no. 447 maisonettes and will overshadow them, especially relative to the existing single storey bungalow leaving them with no privacy. This is especially important as this is social housing, since every coming and going can be seen, those of us who live in the 447 maisonettes will be prime targets for burglary.

9. In particular the windows of the 3-storey block of flats will look indecently into the bathroom of 447A which does not have obscure glass as there was no need for such to be fitted when 447A was built overlooking a bungalow roof. Is it the intention to fit obscure glass to the windows of the 3-storey block of flats overlooking the no. 447 maisonettes?

10. Insufficient parking places have been provided, particularly for the flats. At least two cars per dwelling needs to be assumed. Many trains do not stop at Earley and Winnersh Triangle railway stations so they only serve relatively few destinations effectively. The park and ride at the Showcase cinema is already running out of spaces on weekdays and if people cannot rely on parking spaces there they will not use it. The buses up the Wokingham Road are very unreliable and are about to be reduced from three to two an hour.

11. The flats next to the 447 maisonettes have no provision for storing dustbins/recycling boxes, bicycles, or anywhere to dry washing outside. Social housing residents may be unable to afford tumble dryers and their running costs. They are also more likely to want bicycles.

12. The allocated play area is also not overlooked by adjacent houses, increasing the risk that it will be a safe area of operation for drug dealers and particularly paedophiles. The car parking in front of the play area will be in constant use and will prevent children from being seen from adjacent houses. The size of the play area needs increasing. It should be better sited and there should be public open space for the use of elderly and/or disabled residents, such as those living in ground floor flats.

13. The potential risk of flooding because of the specific local geology. The topsoil consists of a mixture of sand/gravel overlying impermeable clay. The high land on which this development is planned is on the sand/gravel (spoil from when the railway line was built) and the impermeable clay underlies no. 449 and is below 4-5 foot of gravel in my garden and beneath the 447 maisonettes. In the event of heavy rain, the water runs through the sand/gravel and creates a set of springs running out of the

front gardens onto the Wokingham Road. The worst winter springs emerge from no. 443 but they emerge from all the properties along the road and pose a severe risk of causing accidents in the winter if they freeze over on the Wokingham Road. Irrespective of this the surplus water pours down the Wokingham Road and causes road flooding at the Loddon Bridge traffic lights after thunderstorms or prolonged normal rainfall. If a large number of houses, roads and concrete driveways are put in on the land above the 447 maisonettes, the groundwater will not be contained and the foundations of the maisonettes could well be undermined.

14. The proposed acoustic fence will do nothing to lessen noise from the Wokingham Road which even in the shadow of my flat makes it impossible to talk in the rear garden. If the new houses/flats are to be healthily ventilated, especially in hot weather in summer when the windows will have to be left open, it will be impossible for the residents to sleep because of the combined noise from the main road, the motorway and in particular the railway line. I would suggest that it is questionable whether the land is suitable for building homes.

15. The suggested insertion of a traffic island (presumably for cars turning right) would narrow the road and block cars going down the road to turn left at the traffic lights, leading to increased congestion and fumes in the vicinity of the no. 447 maisonettes and further up the road. The insertion of a pedestrian crossing would however be welcome to improve road safety.

16. Traffic movements have been underestimated, especially since there is no school on the development and it is too dangerous to allow children to walk to school along the Wokingham Road, especially since it is a cycle track and cycles cannot be heard approaching, so children will have to be driven to school. It is very unpleasant walking up the Wokingham Road, especially where the pavement narrows (even without children) because of some careless cyclists and traffic noise.

17. One access road is insufficient as the residents of the properties below the access road, especially those adjacent to it, will be unable to get out of their driveways to get to work in the morning (it is difficult enough as it is).

18. If it is proposed to connect services outside the no. 447 maisonettes, access to driveways is essential and also space to swap cars round for the different residents without trying to reverse into the Wokingham Road in the middle of a set of roadworks with no line of sight.

19. The development is out of character with the area which consists mainly of detached houses. It is urbanizing a suburban area which is unreasonable to existing residents who specifically chose to buy properties in a suburban area. Earley consists largely of Edwardian and 1930's housing and is spacious and suburban in character. The proposed development is Victorian (and Reading) in character. In particular reference is made on the plan to "face brickwork with contrasting brick plinth lintels string and dentil course" in other words the hideous multicoloured brickwork that characterizes the slummy areas of urban Reading, which existing residents of the Wokingham Road have paid good money to get away from.

Yours sincerely

M.A.Boniface C.J.Boniface

Mark and Charlotte Boniface

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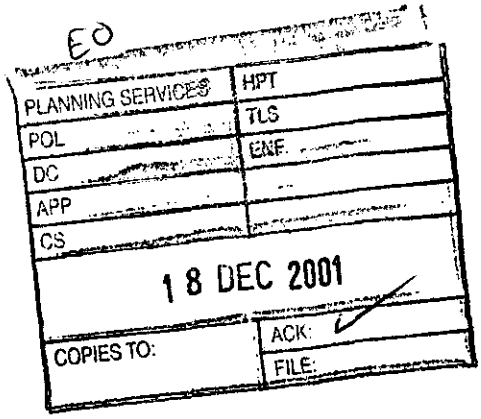


447c Wokingham Road
Earley
Reading RG6 7EL

13 December 2001

Ms Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Land at 415-445 Wokingham Road

Thank you for your departmental letter F/2001/5387 concerning the erection of 51 new dwellings adjacent to me.

This application is a slightly modified version of F/2001/4278, an amended version of which your Development Committee have rejected.

The Department for the Environment Inspector has recently removed the land which is the subject of this development from his register of approved development land in the East Berkshire Structural Plan; he must therefore have good reason for disapproving of this development.

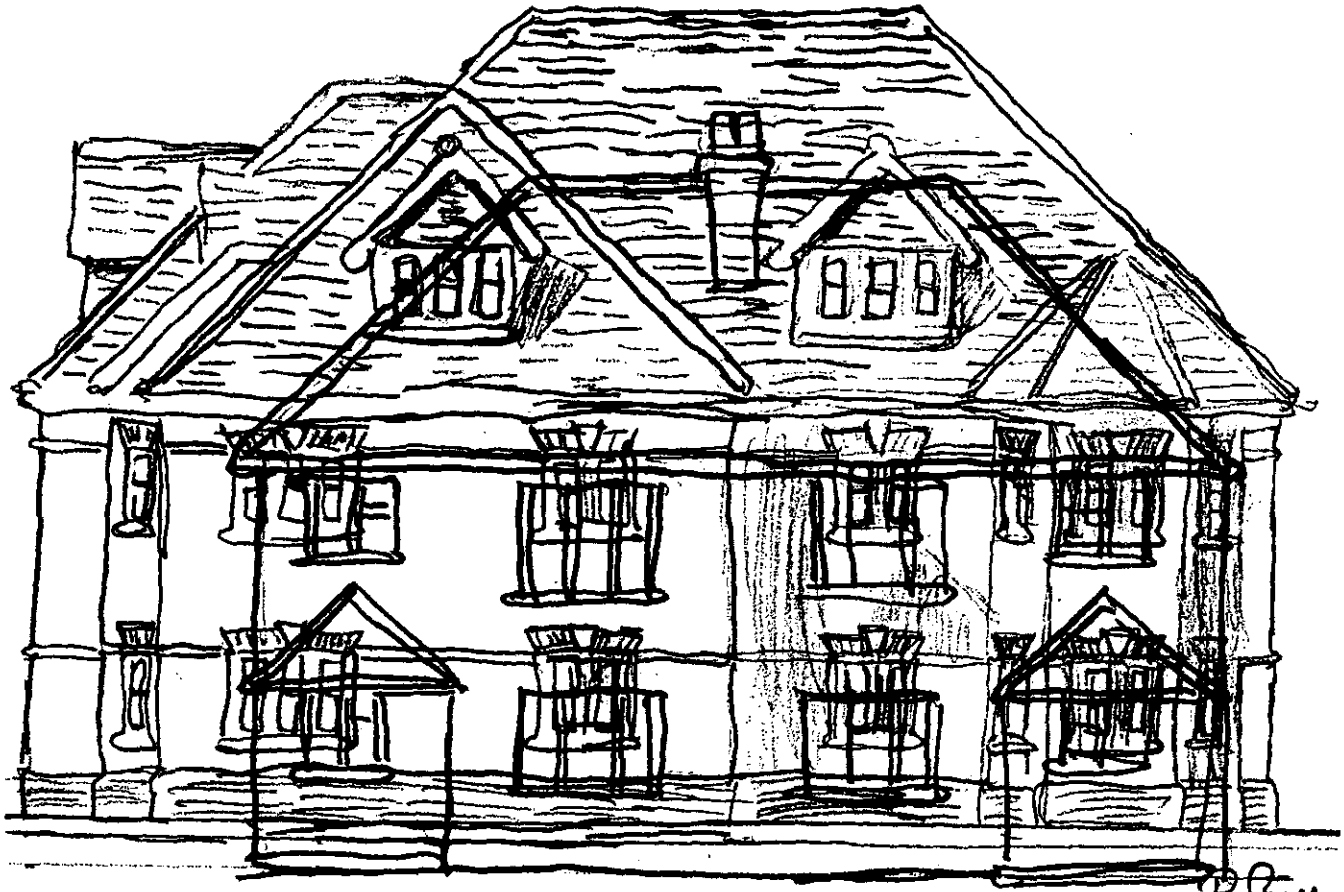
Practically all the objections to application 4278 still stand. In particular, *the siting of the 3-storey social sector flats is still far too confrontational and domineering*. They would be less so if placed on relatively level land rather than on a hillock towering over the main road. **See my 1:100 scale drawings overleaf.**

Additionally, I have seen in the WDC files a copy of a fax of 25 June of a document originated by DM Hunter of Peter Brett Associates informing WDC that there are bus services into Reading every 7-8 minutes from the bus stop opposite the development. Reading Transport services 17 and 41 were withdrawn from this stop a long time ago, and from the start of 2002 the Bee Line 19x services will be reduced in frequency from 3/hour to 2/hour. Those will be the only buses that we will now have. Mr Hunter has also underestimated the distances to the railway stations and not said that many of the train services do not stop there.

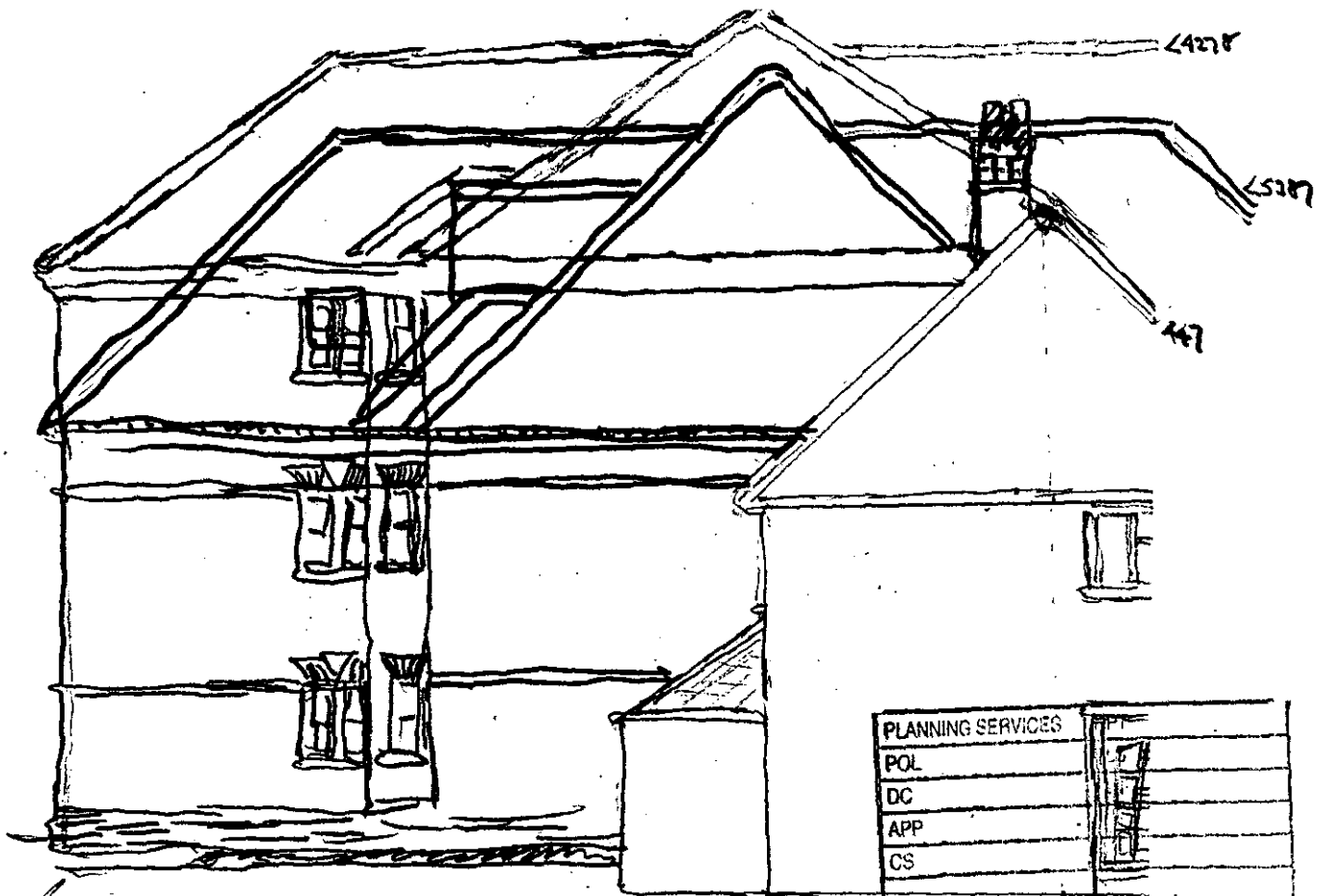
In my opinion this project is seriously flawed because

a) it is too dense and has a single access on to a tremendously busy main road with poor lines of sight and a narrow footpath with duplicate duties as a cycleway. Some have claimed that this stretch of road is one of the ten busiest in the UK.

b) the builders have taken the closest distance of any of the properties on the road as an excuse to bring the building line forward of its current position, then intend to place their largest building in the most conspicuous position possible, eight metres forward of the building next to it.



relative sizes of existing 447 flats and proposed 537 flats
Scale 1:100; the site of the social flats is 56cm higher than that of 447



comparison of building lines and roof lines

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The traffic problems will be of serious concern. Fiftyone buildings will probably mean a hundred and two cars, whether parking is provided for them or not. Many of these will exit on to the Wokingham Road in the rush hour. It is already very difficult to find a gap in the traffic from 447c, and these hundred or so cars extra will be joined by an extra 56 vehicles from the Pond Head Lane development under construction at the next exit up the road. It should not be argued that half the potential car drivers will stay at home to look after children; the pavement along the Wokingham Road is a hazard to adults let alone children; it is narrow, there are bicycles in both directions, you cannot hear anything for the traffic noise, and drivers persistently mount the pavement/cycleway if they want to turn left at the George, since the road is not wide enough as it is. All children will be *driven* to school during the morning rush hour, as none of the schools are nearby.

The lines of sight on the plans are to some extent figmentary. All it needs is for White Van Man to park outside, say, No. 421 [I assure you, it happens], and nobody on the projected estate will ever be able to see well enough to join the main road, until a hundred drivers march up and lynch him. The alternative is being late, either in the temporal or funerary sense.

The proposed alterations to the traffic lanes will mean a single file of vehicles from Pond Head Lane down to the bus layby instead of a double file. The traffic in the rush hour tails back a mile and a half to Church Road as it is, and the alterations will make matters worse.

Positioning of buildings. The building on the corner of the access road, being built to replace the detached bungalow at 445, should be a detached house, not nine three storey flats eight metres forward of the building line. There are no buildings in the area that tall, let alone that far forward. There are also no walls as dominant as the proposed brick wall in front of these proposed flats. If these flats had been sited further into the development there would have been no need for this wall.

Behind the flats are [insufficient] parking spaces for the flats and for the five terraced houses behind the parking spaces. All these buildings next to 447/447a/447b/447c are social housing, and overlook our front and rear gardens. It would have been better to disperse the social housing instead of creating a ghetto. The building density of this ghetto exceeds the Government building guidelines.

The social flats on the Wokingham Road frontage have been redesigned in an attempt to divert criticism of the 4278 set of plans. The style is now more in keeping with the area, but the building is still *much too tall*. The 'street scene' is misrepresentational in that it shows the foundations of the flats about a metre lower than the 447 flats whereas in reality they would be 56 cm higher. The redesign lowers the height of the social flats by 60 cm. Taking these differences in levels together, it means that the new design will in reality be even more dominant than it looked in the proposed 'street scene' of the rejected 4278 scheme.

Matters could be improved a lot by removing a storey from this block of flats and increasing by one storey the height of the two-storey block of market sector flats at the other end of the development and changing its status to social sector. This would reduce the eyesore factor and some of the overlookedness. I am surprised that WDC has not succeeded in putting forward this suggestion to the developers [I presume that WDC Environmental Services read the letters we send them!] More of the overlookedness could be softened by planting tall vegetation along the boundary, on the estate side. If the conifers are taken out next to the front of 447 they should be replaced with fresh ones a little further away.

I have a query. I cannot accurately discern from the plans, what the nature is of the boundary between us and the new estate. Is it a brick wall? A *high* brick wall? Can it please be *made* to be a brick wall? And if so, can it please be in *plain* brick and go all the way to the railway line to keep the burglars out?

The developers have re-revised the plans for the social houses behind the social flats, but the problem of easy unobserved access for thieves into the gardens of the 447 flats has not been addressed *at all*.

To sum up: if built, the residents of the new estate are going to hate coming and going from it because of the traffic. The people living next to the estate are going to resent the extra traffic. And what is planned next to me is an overconspicuous Victorian eyesore that I want to see smaller, less far forward, more tasteful and in keeping with the surroundings, and much better screened.

Please persuade the developers to replace this enormous block of flats with something smaller and more tasteful; better still, reduce the number of dwellings to 20 as was originally proposed.

Yours sincerely

Ron Boyce

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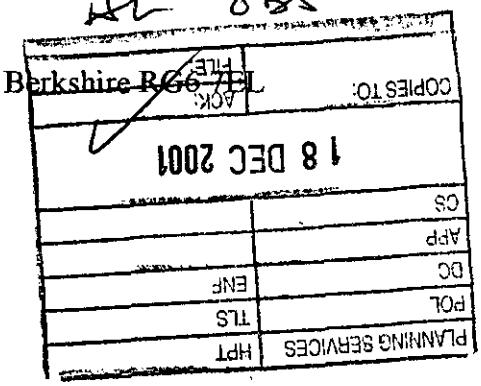

447B Wokingham Road, Earley, Reading, Berkshire RG6 7EL

Nicola Lake
Planning Officer
Environment Sevices Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1 WR

13 December 2001

Copied to Earley Town Council

Planning application number F/2001/5387
Land at 441-445 Wokingham Road, Earley, Reading

Dear Ms Lake

Thank you for your letter of 6 December 2001. While the trouble taken to amend the previous plans for this site is appreciated, the changes fail to take into account many of the concerns and objections of the neighbouring properties. The development is still out of character with the area, far too dense and has insufficient parking and open space provision. I have walked round many other recent developments in this area, and this one is definitely below the standard of the others. Given that the land proposed for this development has been removed from that earmarked for development in this district and the two major developments further up the Wokingham Road, it would be more appropriate to minimise the impact and put in some elderly people's bungalows.

My principal concerns remain:

- That while the need for social housing is understood, this development does nothing to address the creation of a ghetto of social housing adjacent to the maisonettes at 447, 447A, 447B, and 447C Wokingham Road. The social housing should be dispersed throughout the development and should not overlook pre-existing residents. **This problem is made worse by the fact that a block of flats in a different street will be self-contained and isolated from the flats they are overlooking, so that the occupants of the 447 flats will be being peered at by complete strangers. This is unnatural.** *This section of the development in particular exceeds the Government guidelines for housing density.*

- That the *whole* development is too dense (too many dwellings to the hectare) and will place excessive strain on the infrastructure of the area. In particular there will be insufficient doctors, dentists and school places

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to meet demand. *Also the countryside and wildlife of the area is already badly degraded by trampling and dog excrement from overuse and cannot sustain an increase in the number of users. The amount of open space provided for the residents is inadequate, creating further pressure on resources elsewhere.*

- That the building of a **3**-storey block of flats (44-52) on the plan is totally out of keeping with the area. It will destroy the appearance of this side of the Wokingham Road and *it would be more appropriate to build a detached 2-storey house on the site*. The revision placing the top floor flats within the roof space and making more of the windows face the away from the 447 maisonettes is welcome but this *does not solve the problem of these flats being grossly overshadowed and* ***overlooked.*** It would be better if the 3-storey block of flats were reduced by a storey or moved to the upper left hand corner of the development where they would only affect those people who chose to move into adjacent new houses.

- *The street elevation provided by the developer's architects has still not taken the slope of the hill into account.* **The street elevation indicates that the tops of the windows on the first floor are well below those of the first floor 447 maisonettes, which is highly improbable since the land is considerably higher than that on which the 447 maisonettes are built! Every attempt is being made by the developers to try to disguise the massive nature of this building.** The planned acoustic wall to the front of the flats will completely ruin the appearance of the road and will be like living next to the perimeter wall of Reading Prison, even worse if contrasting coloured brickwork is used. Such a wall will reflect sound back across the Wokingham Road, making the noise worse for people living on the other side (i.e. just up from the filling station). Erection of a 2-m high fence next to maisonettes nos. 447 and 447A will place the access to their front doors in severe gloom and make the access unsafe at night.

- The 3-storey block of flats is forward of the building line of the no. 447 maisonettes and will overshadow them, especially relative to the existing single storey bungalow leaving them with no privacy. This is especially important as this is social housing, since every coming and going can be seen, those of us who live in the 447 maisonettes will be prime targets for burglary.

- In particular the windows of the 3-storey block of flats will look indecently into the bathroom of 447A which does not have obscure glass as there was no need for such to be fitted when 447A was built overlooking a bungalow roof. Is it the intention to fit obscure glass to the windows of the 3-storey block of flats overlooking the no. 447 maisonettes?

- Insufficient parking places have been provided, particularly for the flats. At least two cars per dwelling needs to be assumed. Many trains do not

3/

stop at Earley and Winnersh Triangle railway stations so they only serve relatively few destinations effectively. The park and ride at the Showcase cinema is already running out of spaces on weekdays and if people cannot rely on parking spaces there they will not use it.

- The flats next to the 447 maisonettes have no provision for storing dustbins/recycling boxes, bicycles, or anywhere to dry washing outside. Social housing residents may be unable to afford tumble dryers and their running costs. They are also more likely to wish to use bicycles.

- ****PLEASE NOTE**On the layout plan alongside maisonettes 447/447A and next to the proposed car parking it says "dense screen planting to enhance existing boundary treatment". This is inaccurate as there is no boundary treatment between the 447 maisonettes and 445. The boundary the architect has looked at is the boundary to the private garden of 447, which is flanked on the outside by a path at least 4 foot wide leading to the further garden of maisonette 447A. A 2 m wall or fence is required along the proper boundary. The architect may also have all his measurements out by the width of this path.**

- The revised plans have not taken into account the Crime Prevention Officer's unfavourable assessment of the previous plans.Houses numbers 39-42 should be turned round as they were on the first set of plans so that they face the road. At the moment their front doors are hidden away against the railway line, creating a safe haven for thieves to operate. The plans as available at Earley Town Council Offices do not illustrate the boundary between the proposed development and the no. 447 maisonettes effectively. We consider that to reduce the risks of burglary, to provide some semblance of privacy and to reduce noise from the development that a plain (single colour brick) 6-foot wall should be built along the **side** boundary.

- The allocated play area is also not overlooked by adjacent houses, increasing the risk that it will be a safe area of operation for drug dealers and particularly paedophiles. **The car parking in front of the play area will be in constant use and will prevent children from being seen from adjacent houses.** Bullying will remain undetected. The size of the play area needs increasing. It should be better sited and there should be public open space for the use of elderly and/or disabled residents, such as those living in ground floor flats.

- The potential risk of flooding because of the specific local geology. I have lived in my home for the last 18 years and know from my own garden and seeing the next door house (no. 449) built and my own extension, that the topsoil consists of a mixtures of Bagshot sand/gravel overlying impermeable clay. The high land on which this development is planned is on the sand/gravel (spoil from when the railway line was built) and the impermeable clay underlies no.449 and is below 4-5 foot of gravel in my garden and beneath the 447 maisonettes. In the event of

heavy rain, the water runs through the sand/gravel and creates a set of springs running out of the front gardens onto the Wokingham Road. The worst winter springs emerge from no. 443 but they emerge from all the properties along the road **and pose a severe risk of causing accidents in the winter if they freeze over on the Wokingham Road.** Irrespective of this the surplus water pours down the Wokingham Road and causes road flooding at the Loddon Bridge traffic lights after thunderstorms or prolonged normal rainfall. Last winter I was unable to complete the soakaway for my extension because the water would not drain out of it because of the clay at the bottom. In the summer I had it re-dug out to three times the surface area because it was impossible to dig through the clay with even a large tracklaying excavator (of the sort used by professional building firms not a hired machine) to provide more drainage space for my roof water. *If a large number of houses, roads and concrete driveways are put in on the land above the 447 maisonettes, the groundwater will not be contained and the foundations of the maisonettes could well be undermined.*

- The proposed acoustic fence will do nothing to lessen noise from the Wokingham Road which even in the shadow of my flat makes it impossible to talk in the rear garden. If the new houses/flats are to be healthily ventilated, especially in hot weather in summer when the windows will have to be left open, it will be impossible for the residents to sleep because of the combined noise from the main road, the motorway and in particular the railway line. I would suggest that it is questionable whether the land is suitable for building homes.

- The suggested insertion of a traffic island (presumably for cars turning right) would narrow the road and block cars going down the road to turn left at the traffic lights, leading to increased congestion and fumes in the vicinity of the no. 447 maisonettes and further up the road. The insertion of a Toucan/Pelican crossing would however be welcome to improve road safety.

- Traffic movements have been underestimated, especially since there is no school on the development and it is too dangerous to allow children to walk to school along the Wokingham Road, especially since it is a cycle track and cycles cannot be heard approaching, so children will have to be driven to school. It is very unpleasant walking up the Wokingham Road, especially where the pavement narrows (even without children) because of some careless cyclists and traffic noise.

- One access road is insufficient as the residents of the properties below the access road, especially those adjacent to it, will be unable to get out of their driveways to get to work in the morning (it is difficult enough as it is).

- If it is proposed to connect services outside the no. 447 maisonettes, access to driveways is essential and also space to swap cars round for the different residents without trying to reverse into the Wokingham Road in

the middle of a set of roadworks with no line of sight.

- That the development is out of character with the area which consists mainly of detached houses. It is urbanizing a suburban area which is unreasonable to existing residents who specifically chose to buy properties in a suburban area. Earley consists largely of Edwardian and 1930's housing and is spacious and suburban in character. The proposed development is Victorian (and Reading) in character. In particular reference is made on the plan to "face brickwork with contrasting brick plinth lintels string and dentil course" in other words the hideous multicoloured brickwork that characterizes the slummy areas of urban Reading, which existing residents of the Wokingham Road have paid good money to get away from.

Yours sincerely

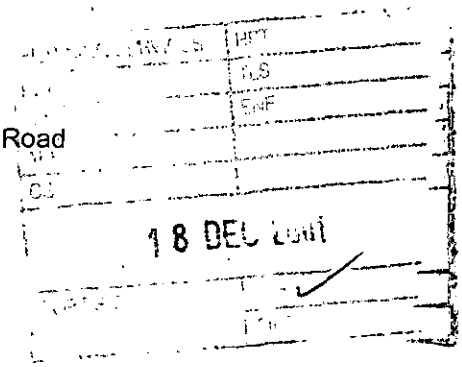
Rosemary E. Hill (Miss)

088

E0

John Mitchell
Environment Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

423 Wokingham Road
Earley
Reading
Berks
RG6 7 EL



16th December 2001

Re: Application No's F/2001/5387. Proposed erection of 51 dwellings, off Wokingham Road Earley.

Dear Sir,

Concerning the above application, I would ask that you make the following considerations.

Privacy – We moved about 5 years ago to this location because of its seclusion and privacy. At that time we knew an application for 20 properties had been made for this land, which was acceptable. The plans now are for 51 properties of which at least 4 would back onto our land and a further 2 overlooking, this would destroy our solitude, it would also result in the value of our property being considerably reduced. Looking further down the development some of our neighbours would have to put up with 2 three-storey blocks of flats overlooking their properties, not only ruining their privacy but also changing the current aspect of the road.

Traffic congestion - Also with new housing will come additional traffic as the access to this development is directly onto the Wokingham Road, which is currently already extremely busy. On weekday mornings and afternoons the queues going down to Loddon Bridge and the other way up to Wilderness Road can stretch over a mile, making it very difficult to get out of our drive, the new development would only add to the congestion. Currently car drivers are becoming impatient and driving up the curb to push passed other cars in the queue at the traffic lights, to turn left into Loddon Bridge Road, making it very dangerous for pedestrians. More cars would only enhance the congestion and make it even more dangerous to walk. With children of my own I would not feel safe knowing my children had to walk along this road if it was to become any busier.

Flooding – The Engineering Section of the Environment Agency write saying that they have no objections. I would like to point out that for the last 4 years, on many occasions the roads around the River Loddon have flooded, in heavy rainfall. The amount of roads and built up areas can only add to this problem. Also at the bottom of our property is a **well** which is part of a series of others, most have been covered up, this still has water in it and may be part of an under ground spring no allowances have been made for this and there should be. Where will all this water go?

Parking – The parking allowance for this site has been drastically under specified, this would force car owners to park in Wokingham Road causing even more congestion.

Services - I have seen a report saying that the local services are acceptable, this is only the case for people wishing to travel to Reading which is too far and too busy for local shopping. As there are few local shops most of us travel to ASDA's in Lower Earley and as far as I am aware there are no services to ASDA's forcing people to drive.

Noise pollution – Approximately 200ft from the back of our house is the railway line and the A329M. We are currently protected from a lot of the sound by the tall trees, you could argue that by removing the trees and building houses would baffle the sound, this would not be true as the proposed houses are not as tall as the trees and the sound would just pass over them, also with new properties comes more noise once again spoiling our privacy.

Wildlife – At the bottom of our garden is a fox's set and many Birds nests the inhabitants of which have been living protected here for many years. What would happen to these wild animals should this application go ahead?

Schools – We have two young daughters and are concerned about the lack of secondary schools for them to go to when they are of age. With such a large over development in what is a relatively small area we feel that this will only exacerbate the current problem of providing good quality education for our children.

Payments for land – I know from at least two of our neighbours that they have been offered a great deal of money for the land at the bottom of their property but will not get this until the application is accepted. They then will be moving out of the area. This 'sweetener' will obviously stop them contesting the development. If the developers thought this was a fair and positive program they would not have to employ such measures.

Light and aspect pollution – Our house is a chalet bungalow, the views we currently enjoy are of trees and wildlife, the aspect of view would be spoilt by six, two story houses decreasing the value of our house and making it less pleasant to live in.

Two Applications – I also have some concerns as to the integrity of the developers and query why there are two identical applications – could this be due to the developers trying to sneak one application through whilst the other is being contested? If so, this is very underhand and it demonstrates that they also know that the application is not ideal and therefore unreasonable. As I am sure you are aware the mirror application 4278 is currently under Public Inquiry.

I hope that you consider the points in my letter and put it forward for contesting the building of these and any other applications on this land.

Yours faithfully

Robin Salt and all at 423 Wokingham Road

Edward Oteng

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: Friday, December 21, 2001 12:22 PM
To: 'edward.oteng@wokingham.gov.uk'
Subject: Ref:Nicola Lake/F/2001/5387

Further to your consultation in regard to Land at 415-445 Wokingham Road, Earley,Reading I make the following comments.

1 One hydrant will be required within the site at a point to be determined when the main layouts are notified by the water authority.
2 Access appears to be OK but must comply with Approved Document B to the Building Regulations 1991 section B5 and the Berkshire Act.

For your information only site access and hydrant provision have been considered at this time. To avoid unnecessary cost to yourselves please only send such plans as are needed to determine site access and hydrant requirements, we do not need individual house layouts as these should be consulted with the building control authority.
If you wish to discuss this matter further please do not hesitate to contact me at these offices.
Tel:01189322927
Email: banksp@rbfrs.co.uk

Peter Banks
Operations Support Officer

606 Wokingham Road,
Earley, Reading.
RG6 7HN
3/06/02.

Planning Services
Wokingham D.C.

PL
NL
13 JUN 2002
CR

Your ref. F/2001/5387

Dear Sir / Madam,

Land 415 - 445 Wokingham Road, Earley Reading

Thank you for your letter of the 15 May advising me of yet another amendment to the proposals for the above site.

It seems to me that the Developer will continue to bombard you with amendments until he gets permission through default or general apathy. Referred to I believe as the Chinese Water Torture.

Mr Vickery, the Government Inspector, rejected the original proposals on several points and I fail to see that a reduction from 52 to 48 houses is going to overcome the criticisms raised.

One must not overlook that planning permission has been granted for the construction of 23 dwellings on land off Pond Head Lane, not many metres up the road from the site currently under

consideration.

I have previously raised the question of traffic congestion at peak times and I now note that it is proposed to create a hatched area with a right turn set out for right turns into the site.

Two lanes of traffic are currently able to approach the lights at Ledden Bridge albeit one traffic has been seen to run on the footway but the proposals are going to prevent more than a single line of traffic.

Yours faithfully

S A Dunn.

cc. Earley Town Council

8 Rev.

Nicola Lake

From: Shane Leather [shane.leather@lineone.net]
Sent: 04 June 2002 11:05
To: Nicola Lake
Subject: Planning application numbers F/2001/5387 and F/2002/6508

PLANNING SERVICES | HET
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DC NL | EN
CS
05 JUN 2002
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FILE

Dear Ms.Lake

I am objecting to the above applications due to the following reasons,

The resulting traffic implications as a result of the highway changing. How can the proposed changes to the highways be permitted with 300 metres of two traffic hot spots (Wokingham Road Junction with Mill Lane & Reading Road/ Lower Earley Way Roundabout). Both these sites have been identified in the Local Safety Scheme as published by the council.

The design of the flats are still out of keeping with the general street scheme of the Wokingham Road and will still have an overbearing effect upon the residents in flats 447 a+b.

The density of the development is too great and will lead to parking and overcrowding problems.

I trust my objections will be noted on both applications.

Yours sincerely

Shane Leather.

2001/5387 - 415-445 WOKINGHAM RD, EARLEY

2002/6508 - —— " ——

7 Rec

447B Wokingham Road, Earley, Reading RG6 7EL

21 May 2002

Nicola Lake
Development Control Officer
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Re: Planning Applications nos F/2001/5387 and F2002/6508 (2 copies enclosed, also copied to Mr. Patrick Bancroft)

Dear Ms. Lake

Thank you for your letters of 9th and 15th May 2002 concerning the above planning applications for Land at 415-445 Wokingham Road Earley, proposed demolition of 4 dwellings and erection of 48 dwellings.

I have seen the plans for this development and consulted with my immediate neighbours. The changes in the plans meet the major issues raised at the Public Inquiry concerning this site and I wish to indicate that I am in favour of the above application proceeding as soon as possible. Now that most of the buildings to be demolished are unoccupied, they have been attracting unlawful occupation and causing distress and friction with neighbouring occupiers, as well as providing a risk of access to the railway line for adventurous children.

Yours sincerely

Rosemary E. Hill

Rosemary E. Hill (Miss)

6 Rev

805

PLANNING SERVICES | HPT
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CS
28 MAY 2002
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433, Wokingham Road
Earley
Reading
Berkshire
RG6 7EL

Tel: (0118) 926 2810

Ms N Lake
Development Control Officer
Wokingham District Council
P O Box 150
Shute End
Wokingham
Berkshire
RG40 1WQ

Dear Ms Lake

Reference Application No's F/2002 6508 and F/2001 5387

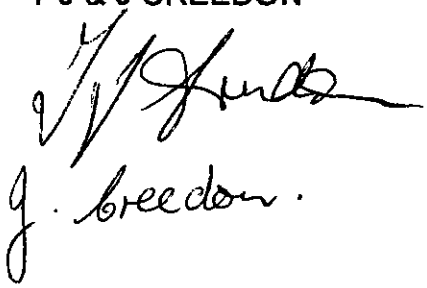
As owner of one of the houses involved in the above proposed development I thought it only right that I write to you to express my feelings on the merits of the proposal. As you are no doubt aware, a previous application was dismissed by the Planning Inspector, principally on the unsympathetic design of proposed flat block (units 43-51). I understand that this problem has now been resolved by the developers in their new application.

I now believe the above application should be acceptable to the Council for the following reasons.

- All the residents whose gardens are involved in the proposed development are happy in principal with the redevelopment of their rear gardens for residential purposes.
- Most of the rear gardens are practically unused due to their size, and the age of most of the residents involved.
- The proposed design of the development is in keeping with the area.
- The proposed development would not have an adverse impact on the existing properties involved.
- The site is on a hill overlooking the River Loddon with no risk of flooding.
- The site is composed of Low Cost Housing long over due in this area.
- 13 Housing Association Units are included.
- With the building of the "New Road" from Lower Earley, much of the traffic on the Wokingham Road has been greatly reduced, so this development will only cause a minimum increase in traffic.
- The site is within walking distance of a Main Line Railway Station, a Park and Ride, and the M4/M329 spur.
- Similar "Back Fill "projects in the area have been hugely successful.

Trusting the above points will meet with the approval of the Council and enable a fair decision to be made on this project.

Yours sincerely,
T J & J CREEDON



J. Creedon.

5 Rep

447 Wokingham Road,
Earley,
Reading RG6 7EL

22 May 2002

Nicola Lake
Development Control Officer
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Two copies enclosed, also copied to Mr. Patrick Bancroft

Dear Mrs. Lake

Thank you for your letters of 9 and 15 May concerning the planning applications numbers F/2001/5387 and F2002/6508 Land at 415-445 Wokingham Road Earley, proposed demolition of 4 dwellings and erection of 48 dwellings.

We have seen the plans for this development and they represent a considerable improvement over the previous applications that were the subject of the Public Inquiry. We are now in favour of the above application (s) with the new dwellings as designated and with the flats 43-48 further away and as a two-storey block matching the street scene on the Wokingham Road. Our main concern is that the pathway to the garden of maisonette 447A is not illustrated but we understand that Mr. Bancroft knows about this and that a close boarded fence will be provided along this boundary. It would be helpful that the building work begins as soon as possible, before any more squatters get into the dwellings waiting for demolition and cause further disturbances in our vicinity.

Yours sincerely
M A Boniface
C Boniface

Mark and Charlotte Boniface

OB

4 Rao

NL

22 MAY 2002

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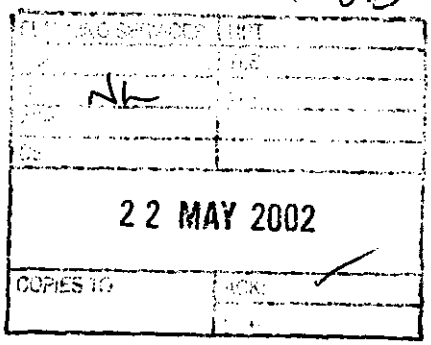


Mr Dilip R Amin LL.B (Hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
19th May 2002

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

I am writing in response to your letters dated 9th and 15th May 2002 (F/2002/6508 and F/2001/5387 respectively), regarding an application for building 48 dwellings to the rear of 415 – 445 Wokingham Road, Earley, Reading.

Copies of previous letters sent outlining my objection to any such building work are attached. I consider my grounds for objection to remain valid and cannot see how the amended application could nullify the grounds given by the appeal inspector when refusing the previous application.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

Yours sincerely

Dilip Amin

Mr Dilip R Amin LL.B (Hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
8th July 2001

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

I am writing in response to your letters dated 29th June 2001 (F/2001/4278-9), regarding an application for building 52 dwellings to the rear of 415 – 445 Wokingham Road, Earley, Reading.

Having seen a copy of the plan for this proposed development and also one for the proposed development to the rear of Pond Head Lane up to 411 Wokingham Road, I am concerned to note that this will result in a total of 75 additional dwellings in this already congested area.

The traffic congestion around this section of Wokingham Road, which borders the Loddon Bridge, Mill Lane and Meadow Road junctions is already considerable during peak times; resulting in extensive queues on both Wokingham Road and in these feeder roads. As well as an additional junction, assuming that each proposed dwelling would have two cars, this would result in an additional 150 vehicles adding to the congestion. Whilst I am aware of the expectations placed upon local authorities by government I do believe that if permission was to be granted at this congested location then the likelihood of a serious road accident would be significantly greater. I am aware that a previous application, for a similar plan, which had proposed the entrance to be at 435 Wokingham Road, was refused.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

Yours sincerely

Dilip Amin

Mr Dilip R Amin LL.B (hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
26th November 2001

Mr. S. Campbell
The Planning Inspectorate
Room 3/03
Kite Wing Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr. Campbell,

I am writing with regard to the proposed development in the land to the rear of 415-445 Wokingham Road, Earley, Reading, Berkshire, (ref: APP/X0360/A/01/1073406).

The development, if allowed, will bring further congestion to what is already a very busy and dangerous local road network. The proposed development would feed a large number of additional vehicles, through a new junction, onto the already busy A329 Wokingham Road. Not only is this road a main artery linking the M4/A329 motorways to Reading and Wokingham, it is also only a matter of a few hundred yards from the heavily congested Loddon Bridge junction which is governed by traffic lights.

I am aware that a previous planning application for the same area around ten years ago had been refused. The main objection I believe was the proximity of the new junction to the existing junctions already entering the main Wokingham Road. This fact, which caused concern then cannot be satisfactorily resolved still. If anything, the volume of vehicular traffic has increased significantly and therefore so has the likelihood of an accident if a new junction is introduced in the vicinity.

I appreciate that there is a need to build more houses for people to live in and would have little objection if the area were in a quieter location. However, the location is already too congested and I do not believe the increased risk of road traffic accidents occurring as a result could be justified.

The inspectorate will no doubt be aware of a development site nearby in Pond Head Lane, which is now going ahead despite the concerns of local people. This will again feed additional vehicles onto Wokingham Road only some few hundred yards away.

This letter is written to voice not only my own but also the concerns of many other people living in the area. The case, whilst cognisant of the need to develop more housing, is made in the genuinely held belief that approval of planning permission will lead to greater congestion and an unacceptable risk of road traffic accidents.

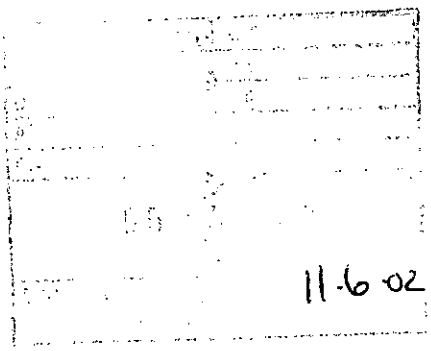
Yours sincerely

Dilip Amin

N.L.
3 Rec.

Mr D. and Mrs E. C. Roper
429 Wokingham Road
Earley
Reading
Berks
RE6 7EL

30 May 2002



Ms N. Lake
Wokingham District Council
P O Box 150
Shute end
Wokingham
Berks
RG40 1WQ

Dear Ms Lake

Re: Application no's F/2002 6508 and F/2001 5387

We are writing in support of the above planning application. We are disappointed that this matter has dragged on for so long, particularly as our back garden, which is included in this plan, has been designated as a development site by the council for some time. The uncertainty has put a blight over the whole area, and it has been particularly stressful for some of the other older residents. Hopefully all the issues have now been resolved and planning approval can be given without further delay.

We are in support of the proposal to allocate the social housing provided by the plan to key workers. There is clearly a desperate need for such housing in this area.

Finally, we would like to take this opportunity to raise the issue of the speed limit along this section of the Wokingham Road, which we have believed for some time should be reduced to 30 miles per hour from the current 40 mph. In the four years that we have lived at our current address there have been a number of, admittedly minor, accidents near the house, and it can only be a matter of time before somebody is seriously hurt. A number of elderly people live on our side of the road, including my own parents, and they have to cross the road to get to the nearest shops and buses. At a time when lower speed limits are being introduced elsewhere we would like the authorities to give serious consideration to this matter.

Yours sincerely

E. C. Roper.

2 Rec'd

447c Wokingham Road
Earley
Reading RG6 7EL
22 May 2002

PLANNING SERVICES	HPT
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23 MAY 2002	
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Ms Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Land at 415-445 Wokingham Road

Thank you for your departmental letters F/2002/6508 of 9 May and F/2001/5387 of 15 May concerning the proposed demolition of 4 dwellings and the erection of 48 new dwellings adjacent to me.

Since there are two sets of plans, I am sending this letter in duplicate in case it needs to be placed in separate files.

I have seen both sets of plans and satisfied myself that they are duplicate sets covering the same scheme. They appear to address most of the concerns that the Planning Inspector upheld at the Public Inquiry, except for contrast-banded brickwork which the Inspector agreed with us was inappropriate to the location (see Para. 52 of his appeal decision) and we would like to see NOT done.

The main worry I have concerns the assignment in perpetuity of the obligation to maintain the fences downslope of the development, which by usage and custom falls upon the owner of the land upslope of the fence; this will be the developers and their successors.

This means that the fence between unit 39 and the garden of 447a would be maintained by unit 39.

It is, however, unclear from the plans, what the remainder of the boundary from there to the Wokingham Road consists of, or in whose ownership it will be. I have been in touch with Mr Patrick Bancroft on this matter and he assures me that the boundary will consist of a 2-metre close-boarded wooden fence along the length in question.

The ownership of the section between the Wokingham Road and the rear corner of 447 is not in doubt; but the section between there and unit 39 is the rear fence of a shared car park and is nominally no-man's-land *so it will need to be assigned to someone*.

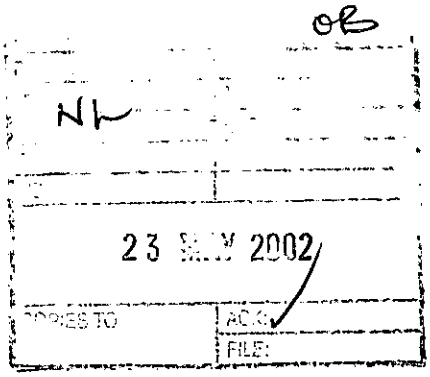
In my opinion (and Mr Bancroft appears to agree with me on this) the section of fence behind the car park should be assigned for maintenance purposes to the management board of the block of flats (units 43-48).

It would be best that the screen planting behind the car port be of thorny vegetation.

Provided that all the above matters are agreed to in writing, the project has my support and should be proceeded with as soon as possible.

Yours sincerely

Ron Boyce



5 Meadow Road
Earley
Reading
RG6 7EU

21.5.02

Dear sir
Re Planning Application F/2001/5387

We write with reference to the above mentioned planning application concerning the building of properties along the Wokingham Road.

We objected to the original application because of the local infrastructure. The Wokingham Road, in both directions is virtually at a standstill during busy periods, and if there is an incident on the motorways near Reading, or along any of the major roads the Wokingham Road gridlocks now. There is nothing in place to ease the traffic and how can any more reasonably enter the roads during peak times. Coupled with the buildings along Pond Head Lane, which will add to the pressure it is only a matter of time before there is a nasty accident along this stretch of road between Sutcliffe Avenue and the Loddon Bridge Traffic Lights. Already, some mornings it can take us up to 20 minutes to be able to turn right out of Meadow Road, onto the Wokingham Road to enable us to get to work.

Also we should like to know where the provision is for school places and doctors surgery's for the extra burden in this stretch of the area as public services seem to be at breaking point already.

Yours faithfully

Mr and Mrs HM Deacon

ED 5387 ? 068

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31 JAN 2002	
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592 Wokingham Rd
Earley, Berks.
RG6 7HN.
25.1.2002.

Dear Sir

Thank you for your letter concerning the development across the Wokingham Road.

My husband died suddenly in December, and I cannot attend the said meeting. I know that my husband would still make comment on the conjestion that would be caused by this, and I endorse this opinion.

Yours faithfully.

M. E. Lancaut (Mrs.)

7

EO 088

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Town Clerk & Treasurer
Earley Town Council
Council Offices
Radstock Lane
Earley
Reading RG6 7EL

R P Strudley
461 Wokingham Road
Earley
Reading
Berks
RG6 7EL
Tel 01189617229
10/07/2001
30/09/01
12/12/2001

Ref-Planning Application
No F/2001/4279/4278 **F/2001/5387**
415-445 Wokingham Road

Dear Sir/Madam
Third letter different application number same objections!

I have just been made aware that more buildings houses flats are being considered for an area, which is the noisiest dirtiest health hazard outside of Gatwick & Heathrow airports. I am talking about Trains that are shaking our buildings because of the weight and speed they are allowed to travel, motorway traffic at the front and back of our houses which like the trains are seven days a week of dirt and noise. The road is kept reasonably tidy by a few of the residents who bother to cut and keep cars off the grass outside their houses. I thank you for allowing me the opportunity to object it is rare on this road with the amount of alterations etc that has gone on.

Yours sincerely

R P Strudley

NL 0858

Shane Leather
624 Wokingham Road,
Earley,
Reading,
RG6 7HN.

PLANNING SERVICES	HPT
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13 DEC 2001	
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	FILE:

Nicola Lake.
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Miss Lake,

Reference Application Numbers F/2001/F5387
After viewing the revised application I wish to register my objections to this application.

This land has already had planning permission refused by WDC and is now subject to a Public Enquiry, so I find it hard to believe that an almost identical application can even be considered.

The plans now include a street view on how the development would look. It actually proves how out of character a three-story block of flats situated at the entrance to the development will look. There are no buildings of this type anywhere along the Earley section of the Wokingham Road. These flats are so high that they will overlook and intrude into the privacy of the front bedrooms of at least ten properties situated on the Southern Side of Wokingham Road.

Included in the revised drawings was a planned layout of the road junction serving the development, this is an absolute farce. If a detailed traffic survey was conducted it would discover that it is ridiculous to restrict the Wokingham Road at this point.

At peak times even though there are no lane markings the traffic divides into two lanes, one turning left at the Loddon Bridge Junction, the other continuing towards Winnersh. If the road is restricted at this point it will only cause the traffic to tailback even further. It is already consistently queuing back to Earley Station, and if the traffic from this development and the development at Pond Head Lane is added to this flow the result will be total gridlock and increased pollution levels.

The Wokingham Road is already at full capacity during peak hours and the combination of the two developments and road junction changes will cause untold congestion and pollution problems.

I assume that my objections will be noted on both application number F/2001/5387 and I will be informed of any future developments.

Yours sincerely

Shane Leather
12th December 2001.

[illegible]

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[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

Date: 08 August 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5387**

Bryant Homes & Bancroft Developments
C/O The Edwards Irish Partneship
36
Langborough Road
Wokingham
Berkshire
RG40 2BT

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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/2001/5387

Site Address: Land At 415 - 445, Wokingham Road, Earley, Reading.

Proposal: Proposed demolition of 4 dwellings and erection of 44 dwellings..

Your application is to be determined at the Development Control Sub-Committee meeting on the 14/08/02 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.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

NL

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5387	Shane Leather 624 Wokingham Road EARLEY RG6 7HN
F/2001/5387	R.P. Strudley 461 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Miss Rosemary E Hill 447b Wokingham Road EARLEY RG6 7EL
F/2001/5387	Ron Boyce 447c Wokingham Road EARLEY RG6 7EL
F/2001/5387	Mark & Charlotte Boniface 447 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Robin Salt & Petitioners 423 Wokingham Road EARLEY RG6 7EL
F/2001/5387	Mr & Mrs D R Sansum 622 Wokingham Road EARLEY RG6 7HN
F/2001/5387	Robert Bradshaw 3 Loddon Bridge Road EARLEY RG6 7EW
F/2001/5387	Mrs O Duncan 626 Wokingham Road EARLEY RG6 7HN
F/2001/5387	J.E. & D.P. Gane 630 Wokingham Road EARLEY RG6 7HN
F/2001/5387	Mrs M G Fancourt 592 Wokingham Road EARLEY RG6 7HN

Committee letters sent 26/06/02

Committee letters
sent 08/08/02

WOKINGHAM UNITARY
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DEVELOPMENT CONTROL COMMITTEE – 14 August 2002

MEMBER'S UPDATE.

LAND AT 415-445 WOKINGHAM ROAD, EARLEY.
Application for demolition of 4 dwellings and erection of 44 dwellings.
Application No: F/2001/5387.
Application for the demolition of 4 dwellings and erection of 48 dwellings.
Application No: F/2002/6508. Pages 13-66.
Please note that on page 17 on the last two lines of 'Recommendation A' for application F/2001/5387, it should read "...and the replacement of 322m of the existing sound barrier with the A3290 and the following conditions:" The words "its future maintenance and" should be deleted. This was included in error.

BONHOMIE COURT, BROADCOMMON ROAD, HURST
Application for 22 flats
Aplication No. F/2002/6837 Pages 67-146
A copy of a letter from the neighbour at Grange Farm has been received confirming no objection to the proposed boundary treatment ie. close boarded fence with trellis above.

The wording of the reason for condition 28 should be amended to the following:

28. To prevent the increased risk of flooding.

The revisions to the scheme also include the erection of an additional carport, between the two trees in the courtyard area to the rear. The Arboricultural Officer originally commented that he would prefer for this carport to be omitted. However the developer has submitted construction details (letter dated 9th August 2002) which would result in rainwater being directed into the rooting area and the Arboricultural Officer is now satisfied. It is recommended that the following condition be added.

Condition 30
The carport, shown located between the trees within the courtyard area to the rear, shall be constructed in accordance with details as outlined in the letter from Millgate Homes dated 9th August 2002.

Reason: In the interests of the future health and amenity value of the trees.

The contribution requested for education has been revised. The total requested in the original s106 agreement (F/2001/3303) for the primary school sector was £32,645 and therefore this will remain unchanged (as opposed to £34,200

referred to in the report). The revised contributions towards secondary school sector would be a total of £6,893.45 and therefore the net increase would be 2,757.45. The applicant has confirmed that this is acceptable. Therefore the recommendation in the report should now read as follows:

Recommendation – To resolve that the Development Control Manager be authorised to APPROVE this application under delegated powers following the expiry of the statutory site notice on 16th August 2002, subject to a S106 agreement to secure an additional £2,757.45 for the secondary school sector, and the same conditions imposed on F/2001/3303 with the exception of amended wording to Condition 3 and 18, reason for condition 28 and an additional condition (no 30) relating to the car port construction.

116 AND LAND REAR OF 110, 112 AND 114 LONDON ROAD, RUSCOMBE. Application for the erection of 13 dwellings and demolition of 116 London Road.
Application No: F/2002/6007. Pages 147-172.

One further letter of objection has been received from a neighbour who has already written in on this applicant, referring to comments made by the agent relating to trees and another letter of representation. The letter states their concern about the number of recent letters received in support of the application from people who do not live in the immediate area. He

The Highway authority's initial concerns have been addressed by the amended plans therefore subject to the applicant entering a suitable S106 agreement in respect of the appropriate contributions we recommend condition approval.

The following additional conditions are recommended:

24. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

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

25. 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.

    Reason: In the interest of highway safety and convenience.

26. The road shall be built to adoptable standards.

    Reason: In the interest of highway safety and convenience.

27. 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.

Reason: In the interests of highway safety and convenience.

28 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.

Reason In the interests of highway safety and convenience.

29. 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.

Reason: In the interests of highway safety and convenience.

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

REAR OF 24-26 NASH GROVE LANE, FINCHAMPSTEAD
Application for detached dwelling
Application No: F/2002/6290 Pages 173-188

Please find attached copy of Parish Council comments, site plan, floor plan, street scene and elevations relating to application proposals and plans relating to opposite site allowed on appeal (30-32 Nash Grove Lane) omitted when agenda was printed.

DOLPHIN SCHOOL, HINTONHATCH CORNER, HURST
Erection of two-storey classroom building
Application No: F/2001/3254 Pages 189-200.

1. A site location plan at scale 1: 2,500 is attached.

2. One additional letter has been received, commenting on the revised plans: it is considered that the design is improved and will blend with the previous extension but the size/footprint would be increased; the building would be in close proximity to a listed building and should meet minimum rather than maximum size requirements; the school has extended in stages - if this

application is approved it should be clear that there should be no increase in pupil numbers and further building would be opposed; on completion of the proposed building all temporary buildings should be removed from the site; the proposal would result in an increase in massing close to a listed building and in a rural area.

3. Contrary to section C of the report, the school is a private one and does not participate in the Safer Routes to Schools initiative. However, a condition requiring a school travel plan would still be required.

4. The roll of the school at the time of the last return to the DfEE in January 2002 was 240 full time pupils and 33 part-time ones (estimated by the school to be equivalent to 10-11 full time pupils).

5. Following further discussions with the school, the Council's Leisure Officers' are satisfied that the school premises are already available for use by local groups and that they are liasing with the Parish Council to increase this access. Therefore, it has been concluded that a legal agreement is not required in this instance and the RECOMMENDATION is for approval, subject to the conditions set out in the agenda.

FOREST LODGE, OLD FOREST ROAD, WINNERSH.
Erection of a block of ten flats with new access from Lenham Close. Amendment to consent F/2001/3401 (Retrospective)
Application No: F/2002/6731 Pages 207- 223.

The site location plan, plans and elevations, which were omitted when the agenda was printed are attached.

The last word of condition 1 on page 210 should be 'permission' rather than 'condition' so the condition should read as follows:

1. *Nothing herein contained shall be deemed to affect or vary the conditions imposed on planning permission F/2001/3401, dated 6 February 2002 which conditions shall continue in full force and effect save as insofar as they are expressly affected or varied by this permission.*

COOMBE INFANT SCHOOL, SCHOOL LANE, ARBORFIELD
Application for classroom extension
Application No: F/2002/6878 Pages 272-289
Please find attached copy of Parish Council comments, site plan, floor plans and elevations relating to application proposals omitted when agenda was printed.

ARBORFIELD C OF E JUNIOR SCHOOL, SCHOOL LANE, ARBORFIELD
Application for classroom extension & disabled ramp access

Application No: F/2002/6877 Pages 301-318

One additional letter of representation received on the grounds that during school hours, many cars are parked along the road, and allowing them to build means more children and more chaos. Considers that there should be a car dropping off area inside the school.

Also find attached copy of Parish Council comments, site plan, floor plans and elevations relating to application proposals omitted when agenda was printed.

289 WOKINGHAM ROAD, EARLEY
Application for 5 keyworker flats and associated parking
Application No: F/2002/6767 Pages 245 – 256

Two new amended plans have been submitted to show a cycle store on the application site (Plan numbers H00/731/07 Rev B and H00/731/06 Rev B) – see attached plans. Condition 9 pertaining to cycle storage requirements remains in place to ensure the cycle storage requirements meet with the Highway Officers approval.

Condition 8 has been reworded to say:

The flats hereby permitted shall not be occupied until space has been provided within the curtilage 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.

Informative 1 has been reworded to say:
This permission relates to the application as amended with revised drawing numbers HOO/731/06 Rev B & HOO/731/07 Rev B submitted to the Local Planing Authority on 9th August 2002 showing five key-worker flats and cycle storage, and does not approve the proposals as originally submitted.

HACKTHORN COTTAGE, CHARLTON LANE, SWALLOWFIELD
Application for 2 storey side extension
Application No. F/2002/6429 Pages 257-265

Swallowfield Parish Council comments on the revised plans were not attached to the original report. A copy of their letter dated 9th July 2002 is now attached to this Members update.

ADDINGTON SCHOOL, LODDON BRIDGE ROAD, WOODLEY
Application for temporary permission for siting of a temporary building for classroom use

Application No: TP/2002/6858 Pages 290 – 300

Three further letters of opposition to this application have been received by neighbouring residential property owners. Reasons for opposition given in these letters are similar to those already given in the agenda.

LOCKEY FARM. SINDLESHAM ROAD, ARBORFIELD

Application for the proposed erection of an agricultural building for use of free range chickens.

Application No: F/2002/6971 Pages 224 – 234

An additional letter has been received from Arborfield & Newland Parish Council (see attached).

DROMORE, 11 PARK AVENUE, WOKINGHAM

Outline application for the proposed erection of two dwellings

Application No. O/2002/6558 Pages 235-244

Since the committee report was prepared Property Services have asked that the change of use of the property 'Dromore' back to residential be considered as part of this application. The application has been readvertised for 21days with a revised description of development to include this proposed change of use. Members are requested to resolve that the Development Control Manager be authorised to approve this application under delegated powers following the expiry of the statutory 21 day reconsultation period on 29th August 2002, subject to no additional substantive representations from local residents or other consultees. An additional condition relating to the change of use of Dromore has been added:

18. Full details of the layout of 'Dromore' shall be submitted to and approved by the Local Planning Authority in writing before any work on the site is commenced.

Reason:

In order that the Local Planning Authority may be satisfied as to the details of of the proposal in the interests of amenity

Logged on Respond LM01236

BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	

16 AUG 2002

COPIES TO

Ms N Lake
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

15 August 2002

Dear Nicola

415-445 WOKINGHAM ROAD, EARLEY

I just thought I would drop you a line to thank you for all your hard work in dealing with this Application.

I am sure you are as delighted as I am to finally see this Application approved!

Many thanks,

Yours sincerely

PATRICK BANCROFT

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

NHBC

BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
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With Compliments

Mr T Watson
Head of Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14 August 2002

Dear Sir

415-445 WOKINGHAM ROAD, EARLEY

I have now had an opportunity to talk to the Managing Director of Bryant Homes and we are both pleased to confirm that, in the event of our Planning Application for 44 units being approved by the Planning Committee and subject to the Section 106 Agreement being promptly agreed between both parties, we intend to withdraw the Appeal recently lodged with the Planning Inspectorate.

Following discussions between Matthew Pardoe of Lennon Planning and Nicola Lake, I gather that the words 'and its future maintenance' on page 17, paragraph 2 of the Committee Report, should be deleted in reference to the sound barrier along the A3290.

Yours faithfully

PATRICK BANCROFT

cc Ms N Lake - Development Control Officer
Mr A Ross - Chairman of Planning Committee

BANCROFT
DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

Mr T Watson
Head of Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14 August 2002

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415-445 WOKINGHAM ROAD, EARLEY

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Yours faithfully

PATRICK BANCROFT

cc Ms N Lake - Development Control Officer
Mr A Ross - Chairman of Planning Committee

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

OBB

447 Wokingham Road,
Earley,
Reading
RG6 7EL

2 August 2002

PLANNING SERVICES	HPT
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06 AUG 2002	
COPIES TO	ACK:
	FILE:

Nicola Lake
Development
Control Officer
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Also copied to Mr. P. Bancroft

Re: Planning Applications no F/2001/5387

Dear Ms. Lake

Thank you for your letter of 17th July 2002 concerning the amendment to the above planning application, Land at 415-445 Wokingham Road Earley, proposed demolition of 4 dwellings and erection of 44 (not 48) dwellings.

We like the plans as amended with the two detached houses where the flats were and we much prefer these to any of the earlier applications. The nearest of the new houses on the site would have a private garden adjacent to us rather than a faceless car park belonging to some flats. This is much more neighbourly. We would also not be overlooked which is in accordance with the guidelines on the Wokingham Unitary website. The proposed application is now in with the character of the area and the street scene of Wokingham Road. The changes in the plans also meet the major issues raised at the Public Inquiry concerning this site. There have been problems in the adjacent derelict houses from squatters and rats and we are worried that they will come back again so we would like the above application to proceed as soon as possible. One rat even invaded our porch and we are worried that our young son could have been bitten.

Yours sincerely

M A Boniface C J Boniface

Mark and Charlotte Boniface

OBE

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CS
05 AUG 2002
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FILE

447B Wokingham Road, Earley, Reading RG6 7EE

2 August 2002

Nicola Lake
Development Control Officer
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR

Re: Planning Applications nos F/2001/5387 (also copied to Mr. Patrick Bancroft)

Dear Ms. Lake

Thank you for your letters of 17th July 2002 concerning the above planning application amendment for Land at 415-445 Wokingham Road Earley, proposed demolition of 4 dwellings and erection of **44** dwellings.

I have seen the plans for this development and these are far better than any previous application. My neighbours and I would be much happier to have houses on the site with individual responsibility for the gardens and with neighbours adjacent to communicate with, rather than the self-contained residents of flats with little or no interest in the communal grounds or in the neighbouring properties. The proposed application also looks much better and will fully match in with the character of the area and the street scene of the Wokingham Road. The changes in the plans also meet the major issues raised at the Public Inquiry concerning this site and I wish to indicate that I am in favour of the above application proceeding as soon as possible. Now that most of the buildings to be demolished are unoccupied, they have been attracting rats that even invaded my neighbours' porch and gave them a fright. Also someone was burning toxic rubbish there last night and my eyes, nose and throat are still inflamed from the fumes a day later. It would be preferable to get this development under way and the area smartened up for the benefit of all the nearby residents.

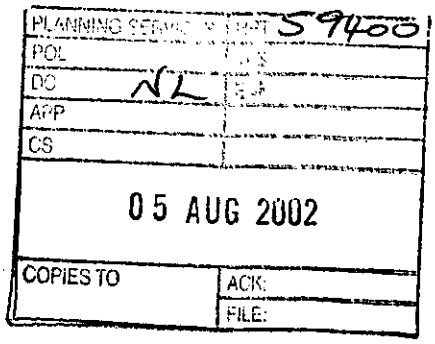
Yours sincerely

Rosemary E. Hill

Rosemary E. Hill (Miss)

447c Wokingham Road
Earley
Reading RG6 7EL

1 August 2002



Ms Nicola Lake
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

Land at 415-445 Wokingham Road

Thank you for your departmental letter F/2001/5387 of 17 July concerning the proposed demolition of 4 dwellings and the erection of 44 new dwellings adjacent to me.

I am extremely pleased with the proposal to site two detached houses [NOT flats] next to my property. In particular it will mean a more harmonious streetscape, no light loss in our front gardens and also that most of the boundary between the proposed new estate and the existing properties at 447-447c Wokingham Road will have unequivocal ownership and the responsibility for maintaining the boundary will be clearly assigned.

I am still worried about the responsibility for maintaining and surveilling the top five metres of the garden boundary of 447a nearest to the railway line, the assignment of which is still unclear.

Provided that this factor is successfully resolved, I have no hesitation in supporting this latest application [containing drawings 05E, 11E, 16C].

I only wish that these latest plans had been the ones submitted in the first instance.

I would like to convey my thanks to the Planning Inspector for his assistance in progressing the plans this far. If these plans are approved by the Development Control Committee at their next meeting it will save the time and expenditure involved in holding an Informal Hearing appealing an inferior set of plans for 48 dwellings [*vide* Denise Gumbrell's letter of 23 July].

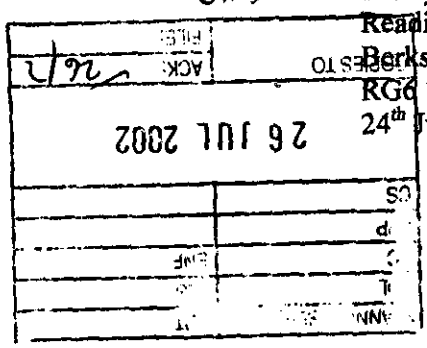
My earlier comments on the inappropriateness of contrast-banded brickwork still stand.

Yours sincerely

Ron Boyce

WL

Mr Dilip R Amin LL.B (Hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
24th July 2002



The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

I am writing in response to your letters dated 9th, 15th May and 17th July 2002 (F/2002/6508 and F/2001/5387 respectively), regarding an application for building 44 dwellings to the rear of 415 – 445 Wokingham Road, Earley, Reading.

Copies of previous letters sent outlining my objection to any such building work are attached. I consider my grounds for objection to remain valid and cannot see how the amended application could nullify the grounds given by the appeal inspector when refusing the previous application.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

Yours sincerely

Dilip Amin

Mr Dilip R Amin LL.B (Hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
19th May 2002

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

I am writing in response to your letters dated 9th and 15th May 2002 (F/2002/6508 and F/2001/5387 respectively), regarding an application for building 48 dwellings to the rear of 415 – 445 Wokingham Road, Earley, Reading.

Copies of previous letters sent outlining my objection to any such building work are attached. I consider my grounds for objection to remain valid and cannot see how the amended application could nullify the grounds given by the appeal inspector when refusing the previous application.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

Yours sincerely

Dilip Amin

Mr Dilip R Amin LL.B (hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
26th November 2001

Mr. S. Campbell
The Planning Inspectorate
Room 3/03
Kite Wing Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr. Campbell,

I am writing with regard to the proposed development in the land to the rear of 415-445 Wokingham Road, Earley, Reading, Berkshire, (ref: APP/X0360/A/01/1073406).

The development, if allowed, will bring further congestion to what is already a very busy and dangerous local road network. The proposed development would feed a large number of additional vehicles, through a new junction, onto the already busy A329 Wokingham Road. Not only is this road a main artery linking the M4/A329 motorways to Reading and Wokingham, it is also only a matter of a few hundred yards from the heavily congested Loddon Bridge junction which is governed by traffic lights.

I am aware that a previous planning application for the same area around ten years ago had been refused. The main objection I believe was the proximity of the new junction to the existing junctions already entering the main Wokingham Road. This fact, which caused concern then cannot be satisfactorily resolved still. If anything, the volume of vehicular traffic has increased significantly and therefore so has the likelihood of an accident if a new junction is introduced in the vicinity.

I appreciate that there is a need to build more houses for people to live in and would have little objection if the area were in a quieter location. However, the location is already too congested and I do not believe the increased risk of road traffic accidents occurring as a result could be justified.

The inspectorate will no doubt be aware of a development site nearby in Pond Head Lane, which is now going ahead despite the concerns of local people. This will again feed additional vehicles onto Wokingham Road only some few hundred yards away.

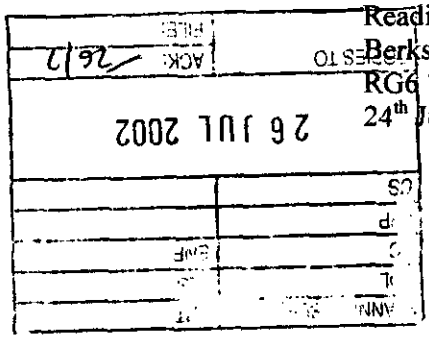
This letter is written to voice not only my own but also the concerns of many other people living in the area. The case, whilst cognisant of the need to develop more housing, is made in the genuinely held belief that approval of planning permission will lead to greater congestion and an unacceptable risk of road traffic accidents.

Yours sincerely

Dilip Amin

NL

Mr Dilip R Amin LL.B (Hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
24th July 2002



The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

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Copies of previous letters sent outlining my objection to any such building work are attached. I consider my grounds for objection to remain valid and cannot see how the amended application could nullify the grounds given by the appeal inspector when refusing the previous application.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

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Earley
Reading
Berkshire
RG6 7EL
19th May 2002

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Madam,

I am writing in response to your letters dated 9th and 15th May 2002 (F/2002/6508 and F/2001/5387 respectively), regarding an application for building 48 dwellings to the rear of 415 – 445 Wokingham Road, Earley, Reading.

Copies of previous letters sent outlining my objection to any such building work are attached. I consider my grounds for objection to remain valid and cannot see how the amended application could nullify the grounds given by the appeal inspector when refusing the previous application.

I am grateful for the opportunity to express my concern and trust that my view will be taken into account when considering the application. A copy of this letter has been sent to Earley Town Council.

Yours sincerely

Dilip Amin

Mr Dilip R Amin LL.B (hons)
435 Wokingham Road
Earley
Reading
Berkshire
RG6 7EL
26th November 2001

Mr. S. Campbell
The Planning Inspectorate
Room 3/03
Kite Wing Temple Quay House
2 The Square
Bristol
BS1 6PN

Dear Mr. Campbell,

I am writing with regard to the proposed development in the land to the rear of 415-445 Wokingham Road, Earley, Reading, Berkshire, (ref: APP/X0360/A/01/1073406).

The development, if allowed, will bring further congestion to what is already a very busy and dangerous local road network. The proposed development would feed a large number of additional vehicles, through a new junction, onto the already busy A329 Wokingham Road. Not only is this road a main artery linking the M4/A329 motorways to Reading and Wokingham, it is also only a matter of a few hundred yards from the heavily congested Loddon Bridge junction which is governed by traffic lights.

I am aware that a previous planning application for the same area around ten years ago had been refused. The main objection I believe was the proximity of the new junction to the existing junctions already entering the main Wokingham Road. This fact, which caused concern then cannot be satisfactorily resolved still. If anything, the volume of vehicular traffic has increased significantly and therefore so has the likelihood of an accident if a new junction is introduced in the vicinity.

I appreciate that there is a need to build more houses for people to live in and would have little objection if the area were in a quieter location. However, the location is already too congested and I do not believe the increased risk of road traffic accidents occurring as a result could be justified.

The inspectorate will no doubt be aware of a development site nearby in Pond Head Lane, which is now going ahead despite the concerns of local people. This will again feed additional vehicles onto Wokingham Road only some few hundred yards away.

This letter is written to voice not only my own but also the concerns of many other people living in the area. The case, whilst cognisant of the need to develop more housing, is made in the genuinely held belief that approval of planning permission will lead to greater congestion and an unacceptable risk of road traffic accidents.

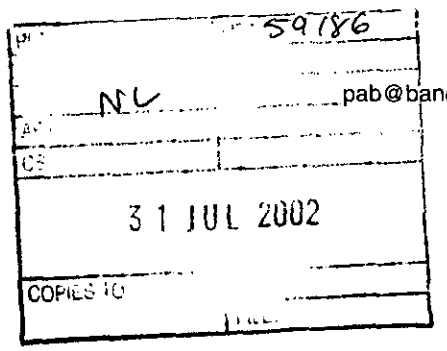
Yours sincerely

Dilip Amin

Recd 2.20pm 30.7.02

BANCROFT
DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com



Ms N Lake
Planning Services
Wokingham District Council
P O Box 157
ShuteEnd
Wokingham
Berkshire RG40 1WR

30 July 2002

Dear Ms Lake

415-445 WOKINGHAM ROAD, EARLEY

Further to our recent telephone conversations, I am pleased we have now agreed the various contributions we are making. We are happy to make the following contributions :

1.	Highways Contribution	£ 80,000.00
2.	Education Contribution	£131,091.93
3.	Library Contribution	£ 2,000.00
4.	Amenity Space Contribution	£ 17,478.72

In addition we have, as you know, confirmed that twelve of the 44 units will be affordable housing, which equates to 27½% of the total number of units.

As with the previous Applications, we also agree to the replacement of 322 metres of the existing sound barrier on the A3290, with a specification for the fencing of 16 kgs/square metre, as recommended by Peter Brett Associates, our acoustics consultants.

I trust that this is sufficient for your purposes, but please do not hesitate to give me a ring if there are any further queries.

Yours sincerely

PATRICK BANCROFT

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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31 JUL 2002
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Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

30 July 2002

Ref: PHE/FJ/1408

For the attention of: Nicola Lake.

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415 - 445 WOKINGHAM ROAD – EARLEY.
APPLICATION NUMBER: F/2002/5387.

Following our telephone conversation on Friday 26th July 2002, I have amended the size of the cycle stores to all the flats in line with the Highway Officer's requirements.

I have also amended the bin store and cycle store detail to flats 15-18 in line with the other flats and amended the site plan accordingly.

Please find enclosed six copies of revised drawing Nos. 1408/05F, 10D and 11F for your approval.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

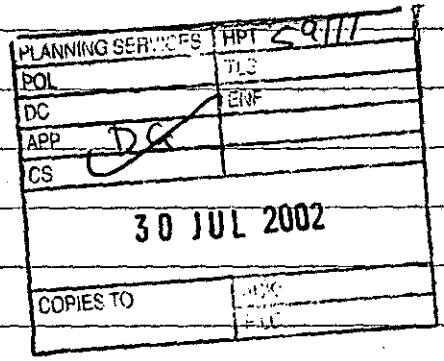
To Planning 26/7/02

From Highways

Planning Applications Returned :-

F/2002/6508

1 Total
RJ



Nicola Lake

From: Diana93881@aol.com
Sent: 21 July 2002 21:58
To: nicola.lake@wokingham.gov.uk
Subject: Wokingham Road

Hi Nicola

I have seen the new plans for Wokingham Road and with the block of flats removed from the front, and storage at the rear, I will not be opposing this application.

You can say that I am now giving it my approval.

Also, thank the developer for being so flexible. It's a credit to him.

Regards
Diana Buckley-Carpenter

Date: 17 July 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5387

Location: Land At 415 - 445, Wokingham Road, Earley, Reading.

Proposal: Proposed demolition of 4 dwellings and erection of 44 dwellings.

Applicant: Bryant Homes & Bancroft Developments C/O The Edwards Irish Partneship.

Case Officer: Nicola Lake

The new plans show the following: Revised description. Revised plans showing the addition of bin and bicycle storage, and the replacement of the frontage flats with two detached dwellings. Drawing nos: 1408/05E, 06B, 10C, 11E, 13B, & 16C.

Comments are required by 07/08/2002.

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

The cycle storage proposed is not acceptable. The stores need to be big enough to accomodate 4 no. cycles each and must comply with the criteria within the berkshire design guide (extract attached). to incorporate sheffield type stands. Revised plans required addressing this.

A 23/07/02

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the[illegible]

PLANNING SERVICES | HPT 58559
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12 JUL 2002
COPIES TO

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
5387

11 July 2002

Ref: PHE/FJ/1408

For the attention of: Nicola Lake.

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415 - 445 WOKINGHAM ROAD – EARLEY. APPLICATION NO. F/2002/5387.

Following the recent decision by the committee to defer the above application pending discussions to address the points raised by the councillors, I am pleased to enclose revised drawings for consideration.

As discussed with Trevor Watson we have reduced the number of units from forty-eight down to forty-four by omitting the flatted block on the Wokingham Road frontage and replacing with two detached houses. This in turn removes the communal parking to the rear and is replaced with four garages for the terrace units 39 to 42.

A further point raised at the committee meeting was the provision of bin stores and cycle stores for the flats. As can be seen from the enclosed drawings these have now been added to all the blocks of flats.

Six copies of drawings 1408/05E, 06B, 10C, 11E, 13B and 16C are enclosed for your approval. A further statement of the changes is being drafted by Lennon Planning and will be with you shortly to cover all the aspects of this revised application.

I trust that with these changes made as required by committee members they will be mindful to approve this application at the next committee meeting.

Partners. Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL) RIBA

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs

Cc. Bancroft Developments
Cc. Bryant Homes
Cc. Lennon Planning

Date: 17 July 2002

To: Case Officer

We have received Revised Plans for the following planning application:

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Comments are required by 07/08/2002.

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

Planning Application

Received by Wokingham District Council

Application No: F/2001/5387

PROPOSAL:
Proposed demolition of 4 dwellings and erection of 44 dwellings.

LOCATION:
Land At 415 - 445, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5387 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/08/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
17 July 2002

Revised Plans

(RING ONE)

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

App No. (Planaps) F/2002/5387 (Ludhouse) Date Rec. 12 July 2002

Location: 415-445 Lockinghouse Road, Farley

Parish Farley

Applicant: Bryant Homes + Berkeley Developments

Description of attached plans Revised plans showing the addition of bin and bicycle storage and the replacement of the flatted block with two detached dwellings

Drawing No's: 1408/05E, 08B, 09C, 11E, 13B + 16C

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: objectors + Neighbours

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

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

NEIGHBOURS: -

Date for Responses 21 Days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y)

New Description change from 4/5 to 4/6 dwellings

CASE OFFICER NL.

Consultations Sent by Admin. on 17.07.02

Yellow - Part One Copy
Green - Officer's Copy

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the[illegible]

PLANNING SERVICE | HPT 58559
POL
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12 JUL 2002
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Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

REVISED PLAN
5387

11 July 2002

Ref: PHE/FJ/1408

For the attention of: Nicola Lake.

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415 - 445 WOKINGHAM ROAD – EARLEY. APPLICATION NO. F/2002/5387.

Following the recent decision by the committee to defer the above application pending discussions to address the points raised by the councillors, I am pleased to enclose revised drawings for consideration.

As discussed with Trevor Watson we have reduced the number of units from forty-eight down to forty-four by omitting the flatted block on the Wokingham Road frontage and replacing with two detached houses. This in turn removes the communal parking to the rear and is replaced with four garages for the terrace units 39 to 42.

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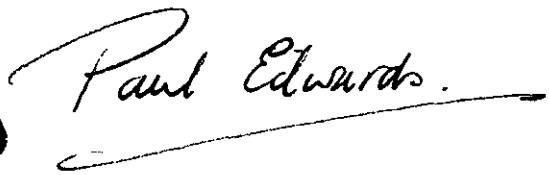
I trust that with these changes made as required by committee members they will be mindful to approve this application at the next committee meeting.

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

Yours faithfully



Paul Edwards
Partner

. Encs

Cc. Bancroft Developments
Cc. Bryant Homes
Cc. Lennon Planning

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

10 JUL 2002
58467

Our ref: RJH/1358/jmm

9 July 2002

Trevor Watson Esq
Head of Planning
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Mr Watson,

Appeal by Bryant Homes & Bancroft Developments in respect of 415 – 445 Wokingham Road, Earley – Your Reference F/2002/6508

I write with reference to the duplicate applications relating to the site referred to above, which were reported to Committee on 3rd July with a recommendation of approval.

The revised scheme addressed all of the matters raised by the previous appeal Inspector, who gave clear and specific guidance on what matters he found acceptable. Despite this your Committee failed to grant planning permission for the scheme before them. Indeed, Members seemed to wish to revisit highway, density and other issues which the Inspector had already given specific guidance on and found acceptable.

Without prejudice to our Clients' case that the amended scheme before you addresses the appeal Inspector's concerns, I understand that you have discussed with our Client a number of ways to address those expressed by Members at the last Committee. I have been informed that the architects acting on behalf of the Applicants should have the amendments with you shortly. However, I understand that you are not prepared to report the alterations which Members requested to the next committee, despite the only alterations being to reduce the number of units on site.

Therefore, and in light of the matters referred to above, an appeal has been submitted in respect of the latest application relating to this site, your reference F/2002/6508. Please find enclosed a copy of the appeal forms and grounds of appeal for your records.

As you can see, and in light of the matters which need to be considered, we have specifically requested that the appeal be considered by way of a hearing.

Yours sincerely

Rob Huntley
Enc

4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of The ROMANS Group

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DEVELOPMENT CONTROL COMMITTEE – 3 July 2002

MEMBER'S UPDATE.

LAND ADJOINING BARKER COURT, TAPE LANE, HURST.
Proposed Erection Of A Fence And Gate Adjacent to Recreation Ground (Retrospective)
Application No: F/2002/6113 Pages 733- 740

1. The Parish Council are waiting to see if the shrub growth is adequate and are mindful of the offer to plant additional shrubs if necessary.

2. It is suggested that the second informative is amended to include the parish council and to read as follows:

   2. *The applicant is reminded that he has made an undertaking (in his letter dated 27 May 2002) to review the plant screening in 6 months time. The applicant should contact the local planning authority and parish council, and if it is felt that additional planting is required this should be arranged for the next planting season.*

LAND REAR OF 157-163 READING ROAD, WOKINGHAM.
Proposed erection of ten dwellings with garages and demolition of one dwelling (No 163).
Application No F/2002/6264. Pages 741-765.
One additional condition is proposed, as follows:

25. No development (including demolition and site clearance) shall take place until a plan for the rescue and translocation of slow worms has been submitted to and approved in writing by the Local Planning Authority and the rescue and translocation shall be implemented in accordance with the approved details.

LAND AT 415-445 WOKINGHAM ROAD, EARLEY.
Proposed demolition of 4 dwellings and erection of 48 dwellings.
Application No: F/2001/5387 & F/2002/6508. Pages 766-803.

The dates for the Public Inquiry that was held into the previous applications were the 26-28 February 2002, not May as stated in the first paragraph of the report.

To clarify, the recommendation as set down on page 774, is for both F/2001/5387 and F/2002/6508. The financial contributions for the two legal agreements (one for each application) are the same, as are the conditions.

SANDFORD FARM/ LEA FARM, LODGE ROAD, HURST, READING.
The Change Of Use Of An Existing Lake For Use As A Silt Disposal And Pumping Lagoon For The Gravel Processing Plant.
Application No: F/2001/4075 Pages 826- 837

1. Please ignore the plans shown on pages 833 and 834, as these do not relate to this application.

2. The Archaeological Adviser makes no objection.

3. It is suggested that condition 3 is slightly re-worded for clarity to read as follows:

   3. *Measures shall be taken to protect the Lodge Wood SSSI during the use of the lagoon for silt deposition and pumping. These measures shall include:*

      a) *the continued monitoring of groundwater on a monthly basis (as required by condition 17 of planning permission 326164);*

      b) *further to the monitoring required under part a), if it is found that draw-down in the water table occurs beneath Lodge Wood, clean water shall be pumped to the north, east and ditch to the south to recharge the underlying gravel.*

3. Further to section D of the report on flooding, the Environment Agency have suggested the following conditions to ensure that no silt is stored on the banks of the lagoon as this might impede water flows.

   Conditions

a) *No silt, spoil or materials arising or excavated from the silt lagoon shall be deposited or stored on that part of the site lying within the area of land liable to flood.*

b) *There shall be no raising of existing ground levels at the site.*

   Reasons

a) *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

b) *To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.*

   Informative
   Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the River Loddon main river.
   Contact Mike Chapman 01276 454 331

LAND REAR OF 19-21 BROAD STREET, WOKINGHAM
Proposed erection of three dwellings, change of use of slaughterhouse to retail unit (class A1) with parking and landscaping.
Application No. F/2001/4728. Pages 898-915.
An additional condition is proposed, as follows:

20. Notwithstanding the details shown on the approved drawings, no permission is hereby granted in relation to the former slaughterhouse, which is a curtilage building of the listed building 19 Broad Street, other than its change of use. Listed building consent is not granted and this would be required for any alterations to the building.

reason: In order to safeguard the special architectural or historic interest of the building.

WOKINGHAM DISTRICT SCOUTS AND WOKINGHAM WATERSIDE CENTRE, WELLINGTON ROAD, WOKINGHAM
Temporary use of building to be used for Scouts central equipment store
Application no. F/2002/6463 Pages 928-932

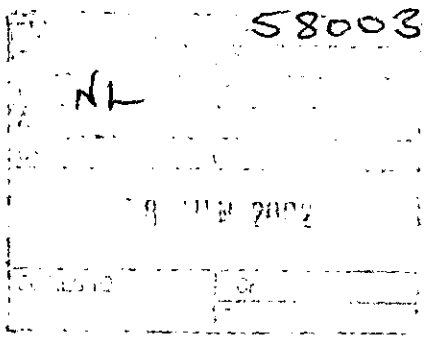
It is suggested that the reason for the condition attached is re-worded to read the following:

Reason:
The structure is of a temporary construction and is likely to degrade over time with a consequential impact on the amenity of local residents.

ENVIRONMENT AGENCY

Our Ref : SP/2001/005012-3/1
Your Ref : F/2001/5387

Date : 26 June 2002



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

Dear Sir/Madam

DEMOLITION OF 4 DWELLINGS AND ERECTION OF 48 DWELLINGS

LAND AT 415 - 445, WOKINGHAM ROAD, EARLEY, READING

Thank you for your letter dated 15 May 2002, received on 16 May 2002. Please quote the following reference in any correspondence: SU77SE/7/26. The Environment Agency has the following comments:

The Environment Agency has no further comments to its previous letter dated 24 May 2002 regarding your consultation reference F/2001/5387 of which a copy is enclosed.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: . . The Edwards Irish Partnership

ENVIRONMENT AGENCY

Our Ref : SP/2001/005012-2/1
Your Ref : F/2002/6508

Date : 24 May 2002

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

Dear Sir/Madam

ERECTION OF 48 DWELLINGS INCLUDING NEW ACCESS ROAD AND PARKING.

LAND AT 415 - 445, WOKINGHAM ROAD, EARLEY, READING

Thank you for your letter dated 9 May 2002, received on 13 May 2002. Please quote the following reference in any correspondence: SU77SE/7/26. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276454365 for further details.

ADVICE TO PLANNING AUTHORITY

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Land Drainage

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 will 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 are:
· 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.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

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

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

ADVICE TO APPLICANT

Surface Water Drainage

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case studies (No. 3 & 14), illustrates how protection measures were installed at a supermarket petrol station to ensure that any leakage could not pass into surrounding groundwater and potentially affect the public water supply. Additionally Case Study No. 14 shows how best management practice techniques for the control of surface water runoff can be incorporated into a retail site, such as the proposed. We encourage you to look at these examples as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development at this site.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85 mm or similar. Roof water downpipes should be connected to the drainage system directly. or by means of back inlet gullies provided with sealing plates instead of open gratings.

Car Parking Areas

Surface water from areas intended for the parking of 30 or more cars should be passed through a suitable oil/grit separator, the design of which shall be to the satisfaction of the Environment Agency. The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted. Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Refuse Storage Areas.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 3; is intended to assist on the design, installation, use and

maintenance of oil separators in a site's drainage system
Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

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

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

Domestic Appliances

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

Gardens

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

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

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

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

Grey & Rain Water Recycling

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

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: . . The Edwards Irish Partnership

01344 780238

57989

FAX MESSAGE

peter brett associates
CONSULTING ENGINEERS
16 Westoole Road, Reading
Berkshire, RG30 2DE
Direct lines to Snook House
Tel: 0118 950 8777
Fax: 0118 950 8198
email:snook@pba.co.uk
internet: www.pba.co.uk

To:	**Patrick Bancroft**
At:	Bancroft Developments
Fax No:	01334 780238
From:	Sarah Radcliffe
Job No:	11903 **Date:** 27/06/02 **Pages(Incl.)** 1
Subject:	**415-445 WOKINGHAM ROAD, EARLEY**

PLANNING SERVICES
27 JUN 2002

Thank you for sending through the details of the fence proposed to be installed adjacent to A329(M) for the site proposed for housing development at Pond Head Lane.

I have reviewed the specification and confirm that this fence would provide a satisfactory level of noise screening. The mass of 16kg/m^2 is high enough to ensure that the sound insulation of the barrier would be sufficient.

It is important that the new noise barrier is the same height as the existing one. We believe that the existing one is 3m high (although we have not been able to measure the height of it). If this were the case, it would be necessary to install a 3m, as opposed to a 2.5m, fence.

If you have any queries on the above, please do not hesitate to call.

Regards

Sarah Radcliffe

This fax is confidential and may contain legally privileged information. If you are not the intended recipient please do not copy, distribute, disclose or otherwise use the information and telephone or fax us immediately.

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APP	
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17 MAY 2002	
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BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

17/5/2002

DEAR NICOLA,

REF 415-445 WOKINGHAM RD

- Enclosed is a copy of Peter Brett's brief acoustic report concerning the car parking on the new scheme.

Also a site plan showing the new scheme as compared with the 'appeal' scheme. Appeal scheme outlined in red, and

- a new street scene comparing the 'old' with the new application.

The owners of 447 all like the new scheme and have promised to write in support of the new application.

When do you think this can go back to committee? Can you give me a ring and let me know. Regards

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

NHBC

Certificate No: 921607

peter brett associates
CONSULTING ENGINEERS

16 Westcote Road, Reading
Berkshire RG30 2DE.

Direct lines to Snook House
Tel: 0118 950 8777
Fax: 0118 950 8198
email: snook@pba.co.uk
Internet: www.pba.co.uk

Your Ref:

11903/SNK/SR/DA

Our Ref:
(Please quote when replying)

Bancroft Developments
Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH

FAO: Patrick Bancroft

16 May 2002

Dear Patrick

RE: 415-445 WOKINGHAM ROAD, EARLEY

We have now completed our assessment of the screening and noise mitigation provided by the carports on the Appeal layout for the above site (drawing 1408 05D).

The Application site (drawing 1408 05B) has 16 open-air car parking spaces near to 447 Wokingham Road. It is proposed to construct a 2m closeboarded fence along the eastern site boundary to provide some noise mitigation. This should give approximately 8-10dB of noise attenuation. This reduction would apply to each individual noise generating activity in the parking area.

The Appeal layout has 6 car parking spaces, all contained within a car port. This car port would act as a screen to traffic turning into the parking area, giving approximately 15 dB of screening, but would act as an enclosure to the cars while they are in the car port, giving approximately 25-30dB of noise reduction. This means that the noise generated by engines starting, car door slams, etc would be reduced by 25-30dB and the noise of the car leaving would be reduced by 15-25dB before the car pulls out onto the development road. This reduction would apply to each individual noise generating activity in the parking area.

Currently 445 Wokingham Road has a drive and garage to the eastern side. Given the size of the property, it is reasonable to assume that at least 2 cars could be associated with this property. There is currently no acoustic fence between 445 and 447 Wokingham Road. An assessment has been made of the overall changes to the noise levels outside 447 Wokingham Road, taking both the increased levels of noise screening and increase in number of vehicles into account. The results are summarised in the table below.

Partners: Francis Connolly KSG *FCIWEM MIFireE MCIArb FIHT FConsE* Brian Balchin *DIC CEng MICE FConsE* Nigel Brown *DipEng BSc DIC MSc CEng MICE MCIT MILT* Richard Dawson *BSc MSc CEng FICE FCIWEM FConsE* John Rushton *BEng MSc CEng MICE MIStructE* Keith Mitchell *BSc MSc MIHT MILT* David Atherton *BSc MSc CEng CGeol FICE FIWM FCIWEM MInstWM FGS* Iain Gibb *BSc CEng MICE FConsE* Malcolm Cleaver *BSc CEng MICE* Stephen Capel-Davies *BSc CEng MICE MCIWEM* Anthony Russell *BTp MSc MRTPI MIHT* ***Regional Director:*** Peter Ralph *IEng AMICE MIHT* ***Divisional Directors of Civil Engineering:*** Peter Chong *BSc MSc CEng MICE MIStructE MBEM* Richard Swinden *BSc CEng MICE MIHT* ***Divisional Directors of Structural Engineering:*** Robert Brickwood *BEng CEng MIStructE* Victor Dunham *CEng FIStructE PEng MBEng* ***Divisional Directors of Transport:*** Bob Pinkett *BA FCIT FILT MIHT* Scott Witchalls *MSc MCIT MIHT MILT* ***Practice Manager:*** William Booth FCA

Senior Associates: Timothy Allen *MIHT MILT* Kenneth Amblin *BSc CEng MICE MIStructE MAPS* Mark Anderson-Hammersley *Eur Ing BEng MA CEng MICE MIHT MInstM* Len Arnot *BSc CEng MICE MCIWEM MInstWM AEARA* Henk Gelens *Ing BSc MIHT* David Hunter *TD BA DipTE CEng MICE FIHT MIOA* Benjamin Mitchell *BSc CEng MICE MCIWEM* David Povey *CEng MIStructE FFB* Richard Puttock *BSc MSc FGS* Tony Sheach *BEng CEng MICE MCIT MILT MIHT* Paul Swindale *BSc CEng MICE MIHT MCIWEM* ***Associates:*** Brian Allen *BSc CEng MICE MIOA* Bruce Blaine *BScEng CEng MICE MCIWEM* Gregory Callaghan *BSc (Hons) MRTPI MIHT* Jay Chandarana Tony Davies *IEng (AMICE)* Simon Davis *BSc MSc MCIT MIHT MILT* Dr Clive Edmonds *PhD, MSc, BSc, DIC, FGS, CGeol* Brian Elliot *ACIBSE MASHRAE* Malcolm Fillingham *BEng (Hons) CEng MCIWEM* Alan Fry *BSc MSc CEng MICE MIHT* David Green *BSc MEng CEng MICE FIHT MCIT MILT* Robert Groves *BTech IEng FIHIE* James Hearne *BSc CEng MICE MIStructE* Peter Hollely *BSc CEng MICE* Paul Jenkin *BEng MSc CEng MCIWEM* Ian King *BSc CEng MICE MIHT* Paul Lacey *BSc MICE FIHT DipTE CEng* Anthony O'Connor *BSc MSc MBA CEng MIStructE MBS* Robert Parker *BA MTD MCIT MIHT DMS* John Pulsford *BSc DIS MBA CEng MICE MCIWEM* Richard Wheeler *BSc CEng MIEE*

PBA Offices:
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Site layout	Change in noise level (dB)		Overall change in noise level (dB)
	Due to increased vehicles	Due to screening	
Application layout	+9	-8 to -10	-1 to +1
Appeal layout	+5	-15 to -25	-10 to -20

These results show that the Application scheme should not affect the noise level which the residents of 447 Wokingham Road are currently exposed resulting from cars arriving and leaving, car doors slamming and people talking, when averaged over the whole day, and that the Appeal scheme would reduce this noise level by some 10 to 20 dB.

To put these noise reductions into context, subjectively a 10dB reduction sounds like a halving of the noise level and a reduction of 20dB would be an even more significant reduction.

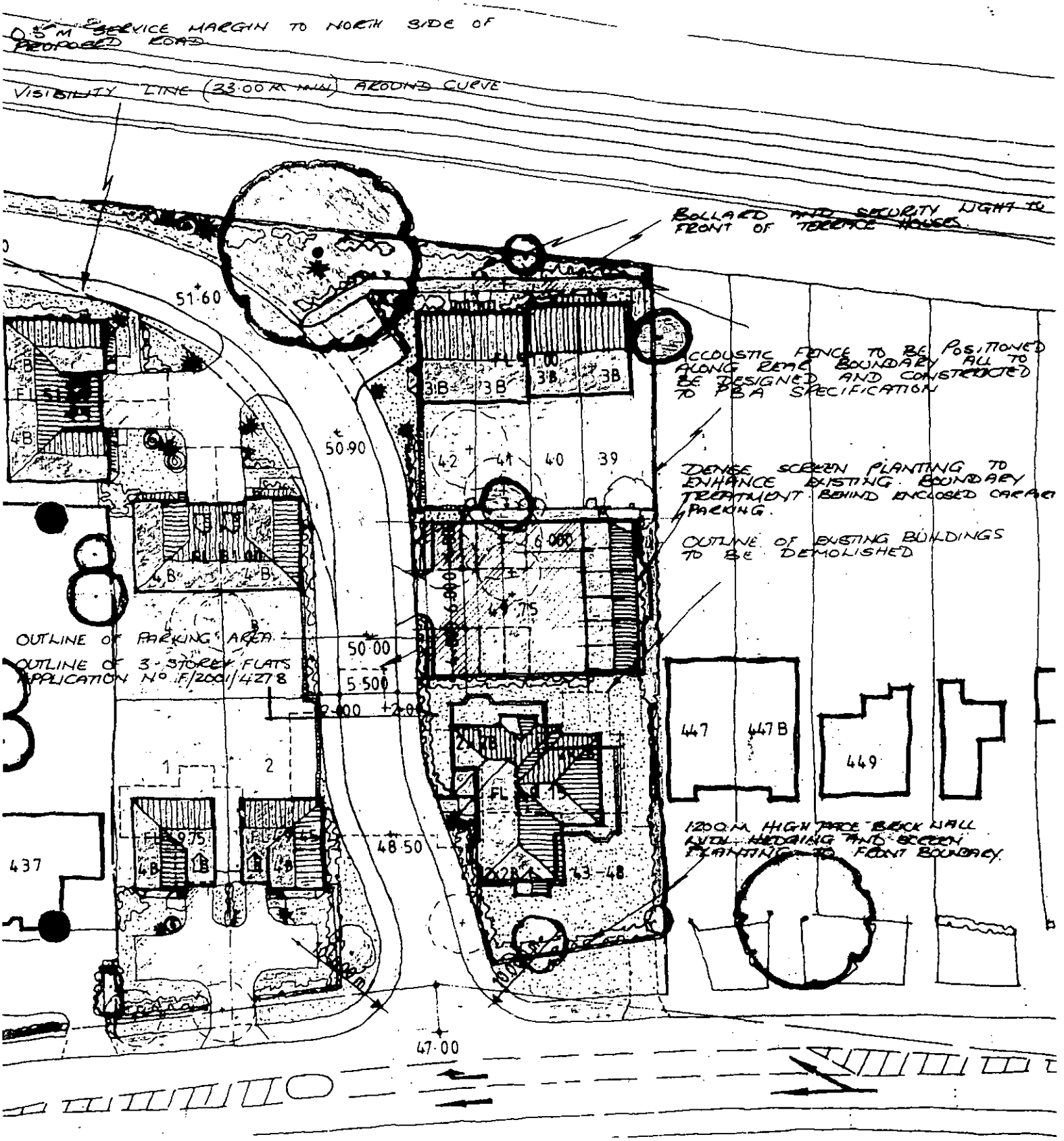
If you have any queries on the above, please do not hesitate to contact me.

Yours sincerely,

Sarah Radcliffe

Sarah Radcliffe
For and on behalf of
PETER BRETT ASSOCIATES

Cc Matthew Pardoe, Lennon Planning



RESIDENTIAL DEVELOPMENT
415-445 WOKINGHAM ROAD
EARLEY
BERKS
BANCROFT DEVELOPMENTS LTD
PART SITE PLAN OVERLAY 1:500
JOB 1408 DRWG 18 MAY 2002

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail the.eip@virgin.net

57987

BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

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27 JUN 2002	
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FAX TO: NICOLA LAKE.

FROM: PATRICK BANCROFT
Fax no: 01344 780238

DATE: 27. JUNE. 2002.

SUBJECT 415 – 445, WOKINGHAM ROAD.

NICOLA. PLEASE FIND ENCLOSED A COPY OF THE NOTE FROM PETER BRETTS CONFIRMING THE SPECIFICATION FOR THE ACOUSTIC FENCE. THIS IS IN LINE WITH PERSIMMON'S PROPOSALS FOR POND HEAD LANE.

OUR SOLICITORS WILL CONFIRM THE 'SPEC' IN THE S.106 ~~AGREEMENT~~ AND AGREE SUITABLE WORDING WITH MARY SEVERIN.

I HOPE ALL THE ABOVE MEETS WITH YOUR APPROVAL. I HAVE SENT A COPY OF THIS TO KEITH ROGERS FOR HIS INFO.

YOURS

Registered in England No: 2176285
VAT Registered No: 527 1345 57
Directors : P A Bancroft FRICS
H J Bancroft

BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

57987

NL

28 JUN 2002

FAX TO: NICOLA LAKE.

FROM: PATRICK BANCROFT
Fax no: 01344 780238

DATE: 27. JUNE. 2002.

SUBJECT 415 – 445, WOKINGHAM ROAD.

NICOLA. PLEASE FIND ENCLOSED A COPY OF THE NOTE FROM PETER BRETTS CONFIRMING THE SPECIFICATION FOR THE ACOUSTIC FENCE. THIS IS IN LINE WITH PERSIMMON'S PROPOSALS FOR POND HEAD LANE.

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YOURS

Pat Bancroft

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

NHBC

FAX MESSAGE

peter brett associates
CONSULTING ENGINEERS
16 Westcote Road, Reading
Berkshire, RG30 2DE

Direct lines to Snook House
Tel: 0118 950 8777
Fax: 0118 950 8198
email:snook@pba.co.uk
Internet: www.pba.co.uk

To:	**Patrick Bancroft**
At:	Bancroft Developments
Fax No:	01334 780238
From:	Sarah Radcliffe
Job No:	11903 **Date:** 27/06/02 **Pages(Incl.)** 1

Subject: **415-445 WOKINGHAM ROAD, EARLEY**

Thank you for sending through the details of the fence proposed to be installed adjacent to A329(M) for the site proposed for housing development at Pond Head Lane.

I have reviewed the specification and confirm that this fence would provide a satisfactory level of noise screening. The mass of 16kg/m^2 is high enough to ensure that the sound insulation of the barrier would be sufficient.

It is important that the new noise barrier is the same height as the existing one. We believe that the existing one is 3m high (although we have not been able to measure the height of it). If this were the case, it would be necessary to install a 3m, as opposed to a 2.5m, fence.

If you have any queries on the above, please do not hesitate to call.

Regards

Sarah Radcliffe

This fax is confidential and may contain legally privileged information. If you are not the intended recipient please do not copy, distribute, disclose or otherwise use the information and telephone or fax us immediately.

New

21 MAY 2002

Date: 15 May 2002

To: Landscape & Trees

We have received Revised Plans for the following planning application:

Application Number: F/2001/5387

Location: Land At 415 - 445, Wokingham Road, Earley, Reading.

Proposal: Proposed demolition of 4 dwellings and erection of 48 dwellings.

Applicant: Bryant Homes & Bancroft Developments C/O The Edwards Irish Partneship.

Case Officer: Nicola Lake

The new plans show the following: Revised description. Revised plans showing amendments to frontage of block of flats and associated parking area (as shown on drawings 1408/05D, 1408/17, 1408/16B). Drawing nos: 1408/05D, 06A, 07A, 08A, 09A, 10B, 11D, 13A, 14A, 15A, 16B, & 17.

Comments are required by 05/06/2002.

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

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.ei[illegible]

PLANNING SEP	HPT 5592
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Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

5387

30 April 2002

Ref: PHE/FJ/1408

REVISED PLAN

For the attention of: Nicola Lake

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415-445 WOKINGHAM ROAD – EARLEY. APPLICATION NO. F/2001/5387.

Following our telephone conversation of yesterday, I am pleased to enclose revised drawings for the above development to take into account the Inspector's comments following the recent appeal.

A covering letter from Lennon Planning is enclosed detailing the amendments made to the scheme in line with the Inspector's comments.

Although only part of the scheme requires amendment and four drawings require revising, I have enclosed six copies of all the application drawings to avoid any confusion. Therefore please find enclosed the following drawing Nos: -

- 1408/05D
- 1408/06A
- 1408/07A
- 1408/08A
- 1408/09A
- 1408/10B

Cont/.

Partners: Paul Edwards, John Irish B.Sc. (Hons.), Dip Arch (UCL), RIBA
VAT No. 548 97 19 86

./

- 1408/11D
- 1408/13A
- 1408/14A
- 1408/15A
- 1408/16B
- 1408/17

The proposed flats along the road frontage and adjacent with No. 447 Wokingham Road have been reduced in numbers, size and massing. The reduction in scale produces a more domestic appearance and maintains the character of the street scene.

I trust all the details are to your approval but should you require any further information or discussion please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our ref RJH/1358

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

29 April 2002

REVISED PLAN
5387

Dear Sir,

Application on behalf of Bancroft Developments in respect of redevelopment of 415-445 Wokingham Road, Earley – Application F/2001/5387

I write with reference to the outstanding application relating to this site, and the amended plans which have been submitted by the Edwards Irish Partnership to be substituted for those current before you in respect of Application F/2001/5387.

The new plans, which are listed below, address the concerns raised by the Inspector in respect of Application F/2001/4278, and the alternative 2½-storey building proposed by the current application adjacent to Wokingham Road:

- 1408 05D
- 1408 11D
- 1408 16B
- 1408 17

In his decision in respect of Application F/2001/4278 the Inspector considered that the general layout and design of the scheme was appropriate to the location (Paragraph 24). The Inspector also confirmed that there would be no adverse impact upon highway safety (Paragraphs 42-44), and that the amenity of adjoining properties would be respected (Paragraphs 34-36). He concludes that the western part of the development was satisfactory (Paragraph 24).

The Inspector dismissed the appeal for only two reasons;

- the perceived impact that the block of flats at the entrance to the site would have upon the prevailing character of the area (Paragraphs 26-28), and
- the impact that the car parking associated with these flats would have upon the amenity of 447 and 447b Wokingham Road (Paragraph 37).

In light of the fact that the Inspector also considered the suitability of the 2½-storey building proposed at the entrance to the site by the current application, and came to the conclusion that it remained too substantial and bulky in terms of its length and width, and

that the configuration of the roof would be out-of-keeping with the area, it is appropriate to amend the current application to address his concerns.
To this end, please find enclosed the plans which amend the layout and configuration of both the flats proposed at the entrance to the site and also the car parking to their rear. These plans have been amended in order to:

- reduce the width of the building, thereby drawing the proposed building further away from the eastern boundary, even though the Inspector did not criticise this relationship,
- reduce the building's depth by 2.2 metres,
- reduce its height to 2 storeys, a reduction of 2.7 metres from the 3-storey scheme
- simplify the configuration of the roof line,
- reduce the number of windows,
- replace the high wall previously proposed at the front of the building with a low wall and vegetation – considered by the Inspector at Paragraph 23 to be part of the character of the area,
- reduce the number of car parking spaces from 16 to 14, and therefore the area given over to car parking,
- pull the car parking area further away from the eastern boundary of the site, and include intervening landscaping planting,
- cover the car parking spaces closest to the site's eastern boundary with a pitched roof, thereby preventing potential disturbance to the residents of 447 and 447b from noise and light.

These amendments have been made in direct response to the clear guidance given by the Inspector in his decision. The scale and massing of the flat block has been significantly reduced. The changes have resulted in the in the reduction in the number of dwellings by two on the site as a whole, with a consequent reduction in the number of parking spaces required.

The Inspector expressed some concern that the financial contributions secured in the planning obligation in respect of libraries and transport aspects were not justified (Paragraph 48). The Applicant proposes to retain these and other contributions (with a pro-rata reduction for the reduced number of dwellings) in a new planning obligation to be executed.

However, 12 units of affordable housing are proposed to meet Council standards (25%), and will be provided through the mechanism put to the Inspector, and which he found appropriate (Paragraph 50).

I therefore look forward to your confirmation that these amendments are satisfactory to ensure the positive recommendation of this application to Committee. It is recognised that you will need to the application being reported to Committee, but I trust that you will be able to do this as a matter of urgency. I would hope that the amended application may be able to be considered by your Committee during June 2002.

Yours sincerely,

Rob Huntley

LENNON
planning ltd

(RING ONE) 1970

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

App No. F/2001/5387 (Planaps) / (Ludhouse) Date Rec. 1 May 2002.

Location: Land at 415-445 Wokingham Road, Earley.

Parish Earley.

Applicant: Bryant Homes + Bancroft Developments.

Description of attached plans Revised Description to "Proposed demolition of 4 Dwellings and erection of 48 Dwellings". Revised plans showing amendments to Frontage block of flats and associated Parking area - as shown on Drawings 1408/05D; 1408/17; 1408/16B.

Drawing No's: 1408/05D, 1408/06A, 1408/07A, 1408/08A, 1408/09A 1408/10B; 1408/11D, 1408/13A, 1408/14A, 1408/15A, 1408/16B, 1408/17

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: All Neighbours + All objectors, Plus All Consultees.

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses 21 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y) / N

New Description

CASE OFFICER NL.

Consultations Sent by Admin. on 15.05.P5

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2001/5387

PROPOSAL:
Proposed demolition of 4 dwellings and erection of 48 dwellings.

LOCATION:
Land At 415 - 445, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5387 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/06/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
15 May 2002

Revised Plans

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.ei

PLANNING SER	HPT 55921
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01 MAY 2002	
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Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

5387

30 April 2002

Ref: PHE/FJ/1408

REVISED PLAN

For the attention of: Nicola Lake

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – 415-445 WOKINGHAM ROAD – EARLEY. APPLICATION NO. F/2001/5387.

Following our telephone conversation of yesterday, I am pleased to enclose revised drawings for the above development to take into account the Inspector's comments following the recent appeal.

A covering letter from Lennon Planning is enclosed detailing the amendments made to the scheme in line with the Inspector's comments.

Although only part of the scheme requires amendment and four drawings require revising, I have enclosed six copies of all the application drawings to avoid any confusion. Therefore please find enclosed the following drawing Nos: -

- 1408/05D
- 1408/06A
- 1408/07A
- 1408/08A
- 1408/09A
- 1408/10B

Cont/.

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

./

- 1408/11D
- 1408/13A
- 1408/14A
- 1408/15A
- 1408/16B
- 1408/17

The proposed flats along the road frontage and adjacent with No. 447 Wokingham Road have been reduced in numbers, size and massing. The reduction in scale produces a more domestic appearance and maintains the character of the street scene.

I trust all the details are to your approval but should you require any further information or discussion please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our ref RJH/1358

29 April 2002

The Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

REVISED PLAN
5387

Dear Sir,

Application on behalf of Bancroft Developments in respect of redevelopment of 415-445 Wokingham Road, Earley – Application F/2001/5387

I write with reference to the outstanding application relating to this site, and the amended plans which have been submitted by the Edwards Irish Partnership to be substituted for those current before you in respect of Application F/2001/5387.

The new plans, which are listed below, address the concerns raised by the Inspector in respect of Application F/2001/4278, and the alternative 2½-storey building proposed by the current application adjacent to Wokingham Road:

- 1408 05D
- 1408 11D
- 1408 16B
- 1408 17

In his decision in respect of Application F/2001/4278 the Inspector considered that the general layout and design of the scheme was appropriate to the location (Paragraph 24). The Inspector also confirmed that there would be no adverse impact upon highway safety (Paragraphs 42-44), and that the amenity of adjoining properties would be respected (Paragraphs 34-36). He concludes that the western part of the development was satisfactory (Paragraph 24).

The Inspector dismissed the appeal for only two reasons;

- the perceived impact that the block of flats at the entrance to the site would have upon the prevailing character of the area (Paragraphs 26-28), and
- the impact that the car parking associated with these flats would have upon the amenity of 447 and 447b Wokingham Road (Paragraph 37).

In light of the fact that the Inspector also considered the suitability of the 2½-storey building proposed at the entrance to the site by the current application, and came to the conclusion that it remained too substantial and bulky in terms of its length and width, and

that the configuration of the roof would be out-of-keeping with the area, it is appropriate to amend the current application to address his concerns.
To this end, please find enclosed the plans which amend the layout and configuration of both the flats proposed at the entrance to the site and also the car parking to their rear. These plans have been amended in order to:

- reduce the width of the building, thereby drawing the proposed building further away from the eastern boundary, even though the Inspector did not criticise this relationship,
- reduce the building's depth by 2.2 metres,
- reduce its height to 2 storeys, a reduction of 2.7 metres from the 3-storey scheme
- simplify the configuration of the roof line,
- reduce the number of windows,
- replace the high wall previously proposed at the front of the building with a low wall and vegetation – considered by the Inspector at Paragraph 23 to be part of the character of the area,
- reduce the number of car parking spaces from 16 to 14, and therefore the area given over to car parking,
- pull the car parking area further away from the eastern boundary of the site, and include intervening landscaping planting,
- cover the car parking spaces closest to the site's eastern boundary with a pitched roof, thereby preventing potential disturbance to the residents of 447 and 447b from noise and light.

These amendments have been made in direct response to the clear guidance given by the Inspector in his decision. The scale and massing of the flat block has been significantly reduced. The changes have resulted in the in the reduction in the number of dwellings by two on the site as a whole, with a consequent reduction in the number of parking spaces required.

The Inspector expressed some concern that the financial contributions secured in the planning obligation in respect of libraries and transport aspects were not justified (Paragraph 48). The Applicant proposes to retain these and other contributions (with a pro-rata reduction for the reduced number of dwellings) in a new planning obligation to be executed.

However, 12 units of affordable housing are proposed to meet Council standards (25%), and will be provided through the mechanism put to the Inspector, and which he found appropriate (Paragraph 50).

I therefore look forward to your confirmation that these amendments are satisfactory to ensure the positive recommendation of this application to Committee. It is recognised that you will need to the application being reported to Committee, but I trust that you will be able to do this as a matter of urgency. I would hope that the amended application may be able to be considered by your Committee during June 2002.

Yours sincerely,

Rob Huntley

LENNON
planning ltd

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake
Senior Planner.

My Ref: F/2001/5387

Ext: 6481

To: Sarah Hollomby, Housing.
Chris Hamilton, Quality and school support.
Tim Haycock, Education.
Helen Rowley, Education.
Ian Root, Leisure Services.

Your Ref:

Date: 18 July 2002

APPLICATION NUMBER F/2001/5387. LAND AT 415-445 WOKINGHAM ROAD, EARLEY.

This application has been revised. The revisions are the replacement of the two storey block of 2-bedroomed flats from the front of the site with two four bedroomed dwelling. This would reduce the number of dwellings on the site from 48 to 44. This would have a resultant impact upon the financial contributions that would be required for the development.

The agent has sent in what he considers to be the resultant reduction in the financial contributions. I have attached these details to this memo.

I hope this helps. Could you please letter me know if you agree with the agents figurers, or if not what the financial contribution required would be.

Nicola Lake.

LENNON
planning ltd

Lennon Planning Ltd
4 King Street Lane
Winnersh, Berkshire, RG41 5AS

PLANNING SERVICES	HPT 58721
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Fax cover sheet

DATE: July 17, 2002 **TIME:** 11:18 AM

TO: Nicola Lake **PHONE:** 0118 974 6481
FAX: 0118 974 6484

FROM: Matthew Pardoe **PHONE:** 0118 936 6666
FAX: 0118 936 6667

RE: Bancroft & Bryants – 415 to 445 Wokingham Road, Earley – F/2002/5387

Number of pages including cover sheet: 4

Message

Nicola

Please find attached a copy of Rob Huntley's email of 15th July 2002, with the calculations referred to there-in.

If you would like to discuss the calculations could you please speak with either Rob or me as a matter of urgency?

Thank you for your assistance with this matter.

Regards,

Matthew

Matthew Pardoe

From: Rob Huntley
Sent: 15 July 2002 17:26
To: Nicola Lake (nicola.lake@wokingham.co.uk)
Subject: 415 - 445 Wokingham Road Earley

Further to our telephone conversation, I attach as promised a sheet setting out the calculations I have done for the purposes of the S106 Planning Obligation, to reflect the changed number of units in the amended scheme. The starting point is your letter of 19 June to Bancroft Developments.

I have left the Highways contribution unchanged from the 48 unit scheme at £80,000.

On education, the reduced number of units gives rise to a reduction in the contribution required and I have calculated this using the Education department's methodology (without necessarily agreeing with it). I have also corrected an anomaly in their previous calculation which gave rise to £148,132 for the 48 units. In that calculation, although the existence of the 4 existing dwellings on the site was reflected in the calculation (which was based on a net addition of 44) the 4 to be lost were treated as two bedroomed flats whereas they are ¾ bedroomed houses. I have corrected this anomaly, but in all other respects I have used the Education Dept's methodology. The resulting figure is £131,091.93.

The library contribution was calculated at a rate of £50 per dwelling (previously £2200 for 44 net dwellings). On this same approach the figure for the 40 net dwellings now proposed is £2000.

The amenity space calculation is, I believe, also on a pro rata basis, proportional to the population product of the development. With the reduced number of dwellings, the relevant figure (calculated on the same basis as the £20,600 for the previous scheme) is now £17,478.72.
I hope this is all clear.

I would point out that my client is prepared to offer these contributions on the basis of the application being approved at the August Committee. He does not necessarily agree the basis of calculation in each element and will need to review the quantum of any contribution in the event that the appeal which has been lodged progresses to a decision.

Rob Huntley

Director
Lennon Planning Limited
4 King Street Lane
Winnersh
Berks RG41 5AS

Tel 0118 936 6666
Direct 0118 936 6668
Fax 0118 936 6667
Mobile 07977 582693

Web www.lennon-planning.co.uk

Bancroft – Wokingham Road, Earley

Contributions required in respect of Application F/2002/5387, which remains with the Council.

Site area – 1.232 hectares.

Application amended to 44 units comprising:

- 8 x 4 bed houses
- 12 x 3 bed houses – 2 social
- 6 x 2 houses
- 18 x 2 bed flats – 10 social

Net gain of 40 units, involving removal of 4 x 3 bed properties.

Contribution	Amount	Calculation	Comment
Highways	£80,000	Amount agreed with Transport Section.	Contributions required for cycle improvements & pedestrian/cycle crossing (right turn lane & pedestrian central island, bollards to be carried out by developer, or contribution would be £100,000). The amount specified was agreed for the works se out above, and remains unchanged.
Education	£131,091.93	See below.	The contribution has been calculated using the Council's formulae.
Libraries	£2,000.00	£2,200 was required for net 44 units, representing £50 per unit. Net 40 x £50 = £2,000	Contribution adjusted pro rata for reduced number of units.
Amenity Space	£17,478.72	Based on a 0.28 hectare shortfall. Calculation set out below.	Contribution adjusted pro rate from earlier requirement of £20,600 for 0.33 ha shortfall.

Education Calculation

The development would lead to a net gain of 40 units, as 4 x 3 bed roomed properties to be demolished in order to allow the development to proceed. As a result 4 units are removed from the 3 bedroom category set out below.

Housing Mix	No.	Primary (Y or N)		Sec/6th (Y or N)	
2 bed flats	18	Y	18	N	0
2 bed houses	6	Y	6	Y	6
3 bed houses	12	Y	8	Y	8
4 bed houses	8	Y	8	Y	8
Total	44		40		22

				Pupil Yield	Surplus	Total PY
No. of dwellings liable to Pri only	40	X	0.54 =	21.60	7.1	14.50
No. of dwellings liable to Pri & Sec/6th	22	X	0.24 =	5.28	0	5.28

Primary Contributions = Pupil yield x 5635 x 1.08 = Total
14.50 x 5635 x 1.08 = £88,244.10

Secondary/Sixth Form Contributions = Pupil Yield x 7514 x 1.08 = Total
5.28 x 7514 x 1.08 = £42,847.83

Total Education Contribution = **£131,091.93**

Amenity Space
The need for public open space is calculated using the method set out at Appendix 5 of the Deposit Draft Local Plan, as amended.

Proposed increase in no. of units = 40

40 dwellings x 2.7 (average household size) = 108

given the standard of 4.3 ha per 1,000 population

$$4.3 \times \frac{108}{1{,}000} = \mathbf{0.46\ ha}$$

On site provision = 0.18,
Shortfall = 0.28,

A contribution of £20,600 was required for a shortfall of 0.33 ha, for the scheme which proposed an increase of 44 units. This represents a contribution of £62,424 per hectare. With a shortfall of 0.28 hectares the contribution required would be **£17,478.72**.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5387 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Revised Plans: New plans show amendment to block of flats and parking

ADDRESS: 425 – 445 Wokingham Road

25 JUN 2002

These amendments have done nothing to alleviate the concerns of the Town Council about the current proposals for this site and Councillors remain of the view that this application should be refused.

SIGNED: _____ DATE: 20 JUN 2002

CLERK TO EARLEY TOWN COUNCIL

+ 57717 Fax.

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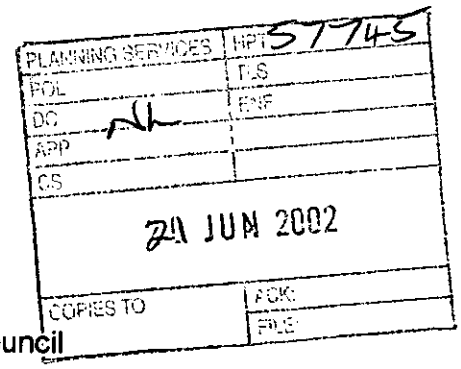

BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

Ms N Lake
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20 June 2002

Dear Ms Lake

415-445 WOKINGHAM ROAD, EARLEY
APPLICATION NO's F/2001/5387 AND F/2002 6508

Thank you for your letter dated 19 June, regarding the proposed financial contributions that will be required on the above development. We can confirm that we are in agreement with your letter and confirm that the contributions as laid out are acceptable to us.

I have passed a copy of your letter to our solicitors who will prepare the Section 106 Agreement and forward it to your solicitors for their approval.

Many thanks for your assistance,

Yours sincerely

PATRICK BANCROFT

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

NHBC

Our Ref : Plant/PPT/SL1/49007
Your Ref. Nicola Lake/ F/ 2001/5387

Transco

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South East

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10/06/02

Nicola Lake
Wokingham Unitary
Environmental Services Department
Planning Services
P O Box 157
Shute End
Berkshire
RG40 1WR

Dear Nicola Lake,

Re: 415-445 Wokingham Road, Earley

Thank you for your enquiry dated 15/05/02, I have pleasure in enclosing a copy of an ordnance extract having shown thereon, the size and approximate line and depth, where known, of the Company's plant.

It is regretted that no records are kept of the positions of gas services to individual consumers, but it should be assumed that a service exists to each property from the nearest main. Each individual service should be located by a hand dug trial hole prior to the commencement of your work.

I would also like to draw your attention to the intermidiate pressure pipeline which is in close proximity to your site. Before any works to place near this main, I ask that you contact our Pipeline Inspections Department on 01622 769 344.

Yours faithfully

Steve Thomas
Plant Protection Team

Transco plc is part of Lattice Group www.transco.uk.com
Registered in England No. 2006000 Registered Office 130 Jermyn Street, London SW1Y 4UR
Incorporated in England and Wales



SCALE: 1 : 1250	
USER ID: st092	
DATE: 06/06/2002	
NRSWA RESPONSE	
GRID REFERENCE : 476197, 171664	

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows only those pipes owned by Transco plc in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Transco plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Desktop MAPS Version 2.0.1

Transco

St Mary Cray

This plan is reproduced from or based on the OS map by Transco plc, with the sanction of the controller of HM Stationery Office. Crown Copyright Reserved.

Nicola Lake

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 22 May 2002 15:55
To: 'nicola.lake@wokingham.gov.uk'
Subject: Plan App F/2001/5387

With reference to your letter regarding the above planning application I confirm the following

1 This appears to be the same as application number F/2002/6508 about which we have already consulted. The minor revisions would not change the comments already made which still stand.

We have kept your amended plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue Service
[redacted]
1189322927

RAILTRACK

Southern

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES	HPT 5641a
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29 MAY 2002

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27th May 2002

F.A.O Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157 Shute End, Wokingham
Berkshire RG40 1WR

Y/r F/2001/5387
O/R EARLEY/W/MM

Dear Ms Lake
TOWN & COUNTRY PLANNING ACT.
Proposed demolition of 4 dwellings and erection of 48 dwellings
415-445 WOKINGHAM ROAD, EARLEY, SURREY

I acknowledge receipt of your letter dated 15th May 2002, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager. Mercury House, Ist Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel; 0207 902 3290. Fax; 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

TREE SPECIES

Not Recommended

Alnus glutinosa (Alder)

Populus (spp) (Aspen, Poplar)

Fagus Sylvatica (Beech)

Prunus Avium (Wild Cherry)

Carpinus Betulus (Hornbeam)

Tilia Cordata (Small-leaved Lime)

Quercus (spp) (Oak)

Salix Willow (spp) (Willows)

Acer (spp) (Sycamore, Norway Maple)

Aesculus Hippocastanum (Horse Chestnut)

Castanea Sativa (Sweet Chestnut)

Platanus Hispanica (London Plane)

Permitted

Betula (spp) (Birch)

Malus Sylvestris (Crab Apple)

Acer Campestre (Field Maple)

Prunus Padus (Bird Cherry)

Pyrys Communis (Wild Pear)

Pinus (spp) (Fir Trees - Pines)

Cretaegus (spp) (Hawthorn)

Corylus Avellana (Hazel)

Sorbus (spp) (Mountain Ash, Whitebeams)

Robinia (Pseudo) (False Acacia)

Shrubby Salix (Willow Shrubs)

Thuja Plicata 'Zebrina'

BORDER LINE

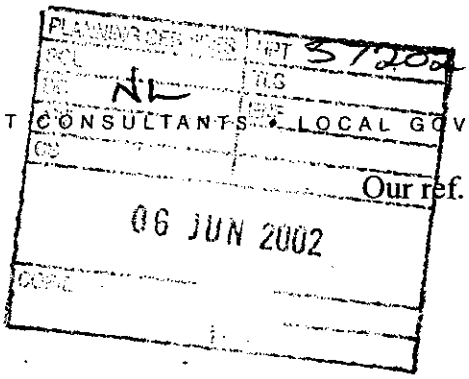
Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS



Our ref. MGRP/1358/jmm

Ms. Nicola Lake
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

31 May 2002

Dear Ms. Lake,

Applications by Bancroft Developments in respect of 415-445 Wokingham Road, Earley

Further to our letter of 22nd May, I am disappointed to learn that neither the amended application nor the new application in respect of the site referred to above will be presented to Committee on 16th June, despite the support of those residents adjoining the site's eastern boundary with whose amenity the Inspector was most concerned.

From our discussions and the noise report produced, I understand that all of your concerns have now been addressed and that the application will be presented to the Committee of 3rd July, with a recommendation of approval.

Yours sincerely,

Matthew Pardoe

4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2002/6508 F/2001/5387
From:	Tom Payne Environmental Health	My Ref:	1302 & 1375
		Date:	22 May 2002

PROPOSED DEMOLITION OF 4 DWELLINGS AND ERECTION OF 48 DWELLINGS.

LAND AT 415-445 WOKINGHAM ROAD, EARLEY, READING.

I am in receipt of the amended plan for this proposed development Dwg. 05D (May 2001). I note from the letter dated 3 October 2001 from Sarah Radcliffe (PBA) to Patrick Bancroft (Bancroft Developments) that the external noise criterion can be met with certain noise mitigation measures. The details of these mitigation measures must be fully agreed with us prior to the development commencing on site.

I recommend that the following conditions be imposed should the application be granted planning consent:

1. Before the development commences the applicant shall submit a report, prepared in accordance with the provisions of DoT Calculation of Road Traffic Noise, to predict noise levels at the residential façade and garden area nearest to the railway line.

   Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. Any report shall include raw measurement data so that the conclusions may be thoroughly evaluated and calculations checked.

2. The development shall not begin until a scheme for protecting the proposed dwellings and garden/amenity areas from railway and road traffic noise has been submitted to and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative period in writing.

3. Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to LA_{eq} 55dB (16 hour, free field) within the first 5 metres of the building facade.

4. Any noise or vibration survey measurement methods, assessment, evaluation and interpretation should be agreed with the local authority prior to surveys starting. Any assessment of the problem by noise consultants should include raw measurement data so that the conclusions may be thoroughly evaluated and calculations checked.

5. It is essential that any acoustic barrier is maintained in the long term future or the noise environment will deteriorate. I recommend that a condition be applied to any planning consent to ensure maintenance of the barrier.

6. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

+01709845315

Transco

GREASBOROUGH ROAD
ROTHERHAM
S61 4QQ

57056

NL

FAX MESSAGE

To: Ms Nicola Lake
Company: Wokingham Unitary
Fax: 01189746484
From: MELINDA STERCKX
Dept: Front Desk
Tel: 01709 845542
Incl. This 2

Date: 31/05/2002

Transco reference number: 3163647

Dear Ms. Lake,

Please find the attached acknowledgment of receipt.

Kind regards,

Melinda Sterckx

The information contained in the facsimile is confidential and may be privileged. This facsimile is intended only for the individual named above. If you are not the intended recipient any review, dissemination or copying of this facsimile is prohibited. If you have received this facsimile by accident, please notify the sender immediately by telephone so that we can arrange for return of the original.

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Incorporated in England and Wales

Transco Reference : R3163647
Your Reference : F/2001/5387

Transco
SOUTH LDZ
TRANSCO
GREASBROUGH ROAD
ROTHERHAM
SOUTH YORKSHIRE
S61 4QQ

FAO: MS NICOLA LAKE
WOKINGHAM UNITARY
PO BOX 157
WOKINGHAM DISTRICT COUNCIL
WOKINGHAM
BERKSHIRE
RG40 1WR

Date: 31/05/2002
Contact: MELINDA STERCKX
Tel: 01709 845538
Fax: 01709 845297

Dear MS LAKE,

Re : NEW CONNECTIONS AT,415 TO 445,WOKINGHAM ROAD,EARLEY,READING,BERKSHIRE,RG6 7EL

Classification of Quotation Request . Transco lay pipe - multiple infrastructure

Thank you for your Quotation Request dated 15-May-2002 which we received on 28-May-2002. Unfortunately we are unable to progress it until such time as we receive all minimum information as detailed below.

Please send us a scaled site plan indicating meter postions, the first gas date, the annual and hourly load details per premise, who will do the excavation on site and are there any site anomalies.

Please use the Transco reference, which is printed at the top of this letter when providing the necessary information

If you are able to provide the minimum information within 1 working day of receipt of this letter, Transco will continue to progress this request based on the receipt date above for standards of service purposes.

If you are not able to provide the minimum information within 1 working day of receipt of this letter, Transco will maintain your request on file for a period of 28 days, following which time a full new request will be required. Where the minimum information is provided within 28 days from the date of this letter, Transco will acknowledge receipt of the information, issue a revised Transco Reference and commence standards of service monitoring from the date of receipt of the information.

It may be possible to obtain competitive quotations from other Public Gas Transporters for the provision of this work. Please contact the Office for Gas and Electricity Markets for further details.

You should be aware that Transco is a Public Gas Transporter and not a licensed gas Supplier/Shipper. As such we are able to undertake physical works on the gas infrastructure but are not able to supply you with gas. To organise a gas meter installation and make use of the supply, arrangements should be made with a licensed gas Supplier/Shipper.

If required a list of authorised Suppliers/Shippers can be obtained from this office or by contacting the Office for Gas and Electricity Markets.

If you have any queries, please contact MELINDA STERCKX on the number above.

Yours sincerely,

MELINDA STERCKX
(ADMIN ASSISTANT)

Tel: (0118) 974 6481

Date: 6 December, 2001

Your ref:

My ref: F/2001/5387

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

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 Councillor

Application No: F/2001/5387

Applicant: Bryant Homes & Bancroft Developments C/O The Edwards Irish Partneship.

Proposal: Proposed demolition of 4 dwellings and erection of 51 dwellings..

Site Address: Land At 415 - 445, Wokingham Road, Earley, Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Nicola Lake on (0118) 974 6481.

Yours faithfully,

Nicola Lake

Development Control Officer

Is this a new application and what has happened to the one upon which the population have appealed

RAILTRACK

Southern
Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

5187

PLANNING SERVICES	HPT
POL	TLS
DC EO	ENF
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CS	
24 DEC 2001	
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	FILE:

19th December 2001

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

Y/r F/2001/5387
O/r EARLEY/W/MM

Dear Sir or Madam:

TOWN & COUNTRY PLANNING ACT.
Proposed demolition of 4 dwellings and erection of 51 dwellings
LAND AT 415 – 445 WOKINGHAM ROAD, EARLEY, READING

I acknowledge receipt of your letter dated 6th December 2001, with regard to the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager, Mercury House, 1st Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel: 0207 902 3460, Fax: 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

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

13th December 2001.

PLANNING SERVICES	HPT50904
POL	TLS
DC NL	ENF
APP	
CS	
14 DEC 2001	
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	FILE:

Nicola Lake
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Nicola,

APPLICATION F/2001/5387
Land at 415-445 Wokingham Rd, Earley

After careful consideration I would advise that the above planning application does not carry any archaeological implications.

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

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Bristol
Cambridge
Cardiff
Chelmsford
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Dublin
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Jakarta
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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

Transco

27 December 2001

Your ref F/2001/5387
Our ref 45894/NRSWA

South LDZ
Asset Management Team
3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY
Telephone 02380 258258
24 hour gas escape number 0800 111 999 *
* Calls will be recorded and may be monitored

51299

PLANNING
POL
DC
APP
CS
28 DEC 2001
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FILE:

F.A.O. Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Nicola

Re: Proposed Redevelopment of Land at 415-445, Wokingham Road, Earley.

Thank you for your letter dated 6 December 2001 regarding the above. I have enclosed our standard NRSWA letter and an extract from our Ordnance Survey plans with the approximate position of Transco plant marked.

As you can see on the drawing Transco have a 6" steel low-pressure main in the footway/verge, my only point is that depending on results of trial excavation, that I would expect the developer to carry out, and the depth of construction of the access road, part of this main may need to be lowered / diverted. Otherwise I have no objection.

If you require further information please contact me on telephone number 023 80258265.

Yours sincerely

Steve Bradbury
Asset Planning

Transco

South LDZ
Asset Management Team

3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY

Telephone 02380 258258
24 hour gas escape number 0800 111 999 *

* Calls will be recorded and may be monitored

Your ref: F/2001/5387

WOKINGHAM DISTRICT COUNCIL (NICOLA LAKE)
ENVIROMENTAL SERVICES DEPT
PO BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

27 December 2001
Our ref:45894/NRSWA

Dear Sir / Madam

Re:WOKINGHAM ROAD, NOS. 415-445, EARLEY.

Thank you for your enquiry of 06/12/01.

Please find enclosed a copy of our plan marked with the approximate position of Transco mains. Services, which run to adjacent properties, are not marked on the plan. Accuracy of the marked position of Transco plant is not guaranteed.

For safety, you should assume that there may be additional Transco apparatus other than that marked or indicated. The information supplied is intended only as a guide for the making of exploratory holes.

It is essential to dig carefully by hand to ascertain the exact position of any plant in the vicinity of your works.

The repair of damage to gas apparatus by unauthorised persons is in breach of the Health and Safety at Work Act 1974. Discovery of repairs undertaken by persons other than Transco will be investigated and any incurred costs will be recharged to the responsible company.

Should you need to contact the Network Records Team direct, please telephone 02380 258213 or Fax 02380 258206

Yours faithfully,

Network Records Team



SCALE: 1 : 500

USER ID: sb279

DATE: 27/12/2001

NRSWA RESPONSE

GRID REFERENCE : 476304, 171622

LP MAINS
MP MAINS
IP MAINS
LHP MAINS
NHP MAINS

Some examples of Plant Items:
Valve | Depth of Cover | Syphon | Diameter Change | Material Change

This plan shows only those pipes owned by Transco plc in its role as a Licensed Public Gas Transporter (PGT). Gas pipes owned by other PGTs and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners. The *information shown on this plan is given without obligation, or warranty, the accuracy thereof cannot* be guaranteed. Service pipes, valves, syphons, stub connections, etc., are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Transco plc, its agents or servants for any error or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

Desktop MAPS Version 2.0.1

Transco

Chandlers Ford

This plan is reproduced from or based on the OS map by Transco plc, with the sanction of the controller of HM Stationery Office. *Crown Copyright Reserved.*

Nicola Lake

From: Andy Glencross
Sent: 14 December 2001 15:48
To: Nicola Lake
Subject: Planning Application F/2001/5387 Land at 415-445 Wokingham Rd Earley

Hi Nicola

Although this site is within 150 metres of a great crested newt breeding pond it is seperated form it by the Wokingham Road which acts a s a barier to newt movements. Consequently I suggest we attach the following informative to any permission granted.

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

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished and consequently I would advise that the developer submits a survey of all the suitablen buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

PLANNING SERVICES | HPT 51372
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BANCROFT DEVELOPMENTS

Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH
Tel: 01344 780100
Fax: 01344 780238
pab@bancroftdevelopments.com

Mr E Oteng
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

2 January 2002

Dear Mr Oteng

415-445 WOKINGHAM ROAD, EARLEY

As you know, I have tried to contact you on a number of occasions regarding our latest Planning Application on the above site.

I would be interested to hear from you with an idea of when you think the matter will go before the Committee?

I would appreciate an update as soon as possible.

Yours sincerely

PATRICK BANCROFT

Registered in England No: 2176285
VAT Registered No: 527 1346 57
Directors : P A Bancroft FRICS
H J Bancroft

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 21st December 2001

Location: Land at 415 – 445 Wokingham Road, Earley.

Proposal: Proposed erection of 51 dwellings.

Application Number: F/2001/5387

In response to your consultation dated 6th December 2001 for the above application, the arboricultural comments are as follows:

The trees on this site are included in Tree Preservation Order No. 462/1989. This is a 'blanket' Order that includes all the trees regardless of their merit. Many of the trees are fruit trees or of poor quality and have little significance in the surrounding landscape. These trees would not be suitable for including in a Tree Preservation Order as individual specimens or as groups.

The proposed site layout is acceptable in relation to the trees worthy of long-term retention. No significant trees will need to be removed either side of the access road to provide the visibility splays.

In view of the above the proposals are acceptable in relation to trees.

The landscape scheme (drawing No. 0178/1a), including tree protection details, submitted as part of the previous application is acceptable. Construction details of hard surfaces within the protected areas of trees must be submitted. No underground services must be installed within the protected area of trees being retained.

Neil Etherington
Senior Arboriculturist

NL

PLANNING SERVICES | RPT 53402
POL | TLS
DC | F
APP £20
CS
15 FEB 2002
COPIES TO

Our Ref. **11283**
Your Ref. f/2001/5387
Date. 14 February 2002

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

This matter is being dealt with by -
NBOKULI

WOKINGHAM DISTRICT COUNCIL
RECEIVED
15 FEB 2002
PROPERTY SERVICES

Dear Sir / Madam

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

Wokingham Road
Earley
Reading

I refer to your consultation received in this office on 06/12/01

SEWERAGE

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

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

BUILDINGS UNIT
REC'D 15/2.
620
Copied to
To File

THIS IS NOT ME (TRY PLANNING)

RWE GROUP

Nicola Lake

From: Ann [ann.keenan@woodley.gov.uk]
Sent: 14 December 2001 10:59
To: Nicola Lake
Subject: Plans

Hello Nicola

Just a note to say that we have no further comments to make on Plan No. F/2001/5387 (415-445 Wokingham Road, Earley).

Also, as our next Plans meeting is not until 8 January, we may be a little late with comments on current plans. Most of them are fairly straightforward but one which might invite some public interest is F/2001/5438 (Sonning Cutting Filling Station) which is one of yours!

Roll on the Christmas break!

Regards. Ann

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful. The information, attachments and opinions in this e-mail are those of its author only and do not necessarily represent those of Woodley Town Council.

If it has reached you by mistake then please call 0118 969 0356 to let us know or notify us by e-mail and then delete the message.

Thank you for your help.

FROM: Nicola Lake

DATE: 06 December 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5387

Proposal: Proposed demolition of 4 dwellings and erection of 51 dwellings..

Site Address: Land At 415 - 445, Wokingham Road, Earley, Reading.

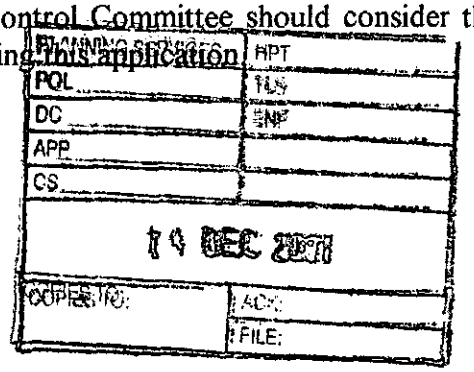
Applicant: Bryant Homes & Bancroft Developments C/O The Edwards Irish Partneship.

Your observations are required in respect of this application **by 29/12/2001** .

In considering these latest proposals, Councillors could see nothing which alleviated the concerns expressed about the previous applications, and therefore requested that the objections raised by the Town Council in respect of F/2001/4278 & 4279 be taken into consideration when determining this latest proposal.

Additionally, however, Councillors did request that the Planning Committee's concern about the underprovision of open space, (believed to be of some 0.33 hectares) both in respect of the previous applications and this latest proposal should also be noted.

Finally, in view the Inspector's Report on the inquiry into objections to the Deposit Draft of the Wokingham Local Plan, it is noted that the Inspector's recommendation 5.559 is that this site is not allocated for housing under Policy WH2. The Town Council whole-heartedly concurs with this view, and would request that the Development Control Committee should consider the appropriateness of this recommendation when determining this application.



SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	
Officer: NL	Application No. F/2001/5387

Map No. 53 Site 1-42
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF 4 DWELLINGS AND ERECTION OF 51 DWELLINGS

Location: LAND ~~REAR OF~~ AT 415 - 4~~4~~5 WOKINGHAM ROAD

Parish: EARLEY Ward: L Hungerford

Applicant: BRYANT HOMES / BANCROFT DEVELOPMENTS
resubmission F/2001/4279 refused

Fee Received 00-00 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	Schedule for CAB		
5	Elevation plans			
6	Floor plans			
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 .... XX .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Inkpen Pastures re Newts + demolition .....
R. Berks Fire & Rescue major app. .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : Woodlea
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco re Gas Pipeline Consultation .....
Environment Agency .....
Thames Water .....
Rail Track Southern Region .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
..... NO new pre-apps. .....

NEIGHBOURS:

..... S/N + See map for 60m consultation per attached map .....
..... (but please consult any extra as nr for 4278) .....
.....
..... + all names & addresses on attached lists. .....
.....
.....
.....
.....
.....

F/2001/4279 Miss Rosemary Hill
447B Wokingham Road
Earley
Reading
Berks
RG6 7EL

F/2001/4279 Mr and Mrs A C Bushnell
650 Wokingham Road
Earley
Berks
RG6 7HN

29.NOV.2001 5387

F/2001/4279 Ron Boyce
447c Wokingham Road
Earley
Reading
Berks
RG6 7EL

F/2001/4279 Mr and Mrs Farrant
628 Wokingham Road
Earley
Reading
Berks
RG6 7HN

F/2001/4279 D Roper
429 Wokingham Road
Earley
Berks
RG6 7EL

F/2001/4279 Mr Newman
52 Suttcliffe Avenue
Earley
Reading
Berks
RG6 7JN

F/2001/4279 Robin Salt,
423 Wokingham Road
Earley
Reading
Berks
RG6 7EL

F/2001/4279 Owner / Occupier
Hill Cottage
8 Pond Head Lane
Earley
Reading
Berks
RG6 7ET

Applicationo	Name & Address
F/2001/4279	S A Dunn 606 Wokingham Road EARLEY Berks RG6 7HN
F/2001/4279	Jean and Norman Griffin 618 Wokingham Road, EARLEY Reading Berks RG6 7HN
F/2001/4279	Dilip Amin 435, Wokingham Road Earley Reading Berks RG6 7EL
F/2001/4279	R P Srudley 461 Wokingham Road Earley Reading Berks RG6 7EL
F/2001/4279	M A and C J Boniface 447 Wokingham Road Earley Reading Berks RG6 7EL
F/2001/4279	R T C Fancourt 592 Wokingham Road Earley Reading Berks RG6 7HN
F/2001/4279	Mr and Mrs Deacon 5 Meadow Road Earley Reading Berks RG6 7EU
F/2001/4279	Paul Kirkbride 17 Pond Head Lane Earley Reading Berks RG6 7ET

F/2001/4279	Mr and Mrs Bradshaw 3 Loddon Bridge Road Earley Berks RG6 7EW
F/2001/4279	Mr A Hill and Petitioners 8 Pond Head Lane EARLEY RG6 7ET
F/2001/4279	Mr & Mrs Gane 630 Wokingham Road Earley Berkshire RG6 7HN
F/2001/4279	Helen Winter 447a Wokingham Road EARLEY RG6 7EL
F/2001/4279	Shane Leather 624 Wokingham Road EARLEY RG6 7HN
F/2001/4279	Mr D Sansum 622 Wokingham Road EARLEY RG6 7HN
F/2001/4279	Mr J. McTiernan 600 Wokingham Road EARLEY RG6 7HN

Committee letters
sent 08/11/01

29.NOV.2001 5387

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

28 November 2001

Ref: PHE/FJ/1408

Dear Sirs,

RE: RESIDENTIAL DEVELOPMENT – LAND TO THE REAR OF 415-455 WOKINGHAM ROAD – EARLEY.

Following the recent decision made by the Planning Committee to refuse the application for 51 units on the above site, I am pleased to enclose an amended application for your approval.

The comments made by the Committee have been noted and I feel I have addressed them with this application. These points of refusal are of a minor nature and could have been treated as amendments, however I understand the position of the Officers and enclose the revised application, which consists of the following documentation: -

1. Six copies of drawing Nos: 1408/05C, 06A, 08A, 09A, 10C, 11C, 12C, 13A, 14A and 16A.

2. Application forms.

3. Certificate B.

A fee is not required in this instance.

In brief the concerns of the Committee related to the proposed development adjacent to No. 447 Wokingham Road. This being the relationship between the height of the three-storey block of flats and the existing two-storey building, and the close proximity of the rear parking to the boundary of No. 447. These two

Partners: Paul Edwards John Irish B.Sc. (Hons.), Dip.Arch.(UCL), RIBA
VAT No. 528 9749 86

items have been addressed by reducing the height of the building and creating one-bedroom flats within the roof space giving a two and a half-storey building.

The reduction to one-bedroom units provides a reduction in parking provision and therefore along with further adjustment the car park area has been moved away from the boundary and additional screen planting has been shown.

The final point made by the Committee was the security to the front entrances to the three-bedroom units facing the railway line. To alleviate this concern I have removed the bin stores from the front entrance porch and staggered the block. This allows visual access of persons entering or leaving the front entrances of these properties, couple this with the full provision of security and bollard lighting I feel this has satisfied the Committee's requirements, bearing in mind the constraints of noise attenuation on the rear gardens of the properties.

Apart from these three issues all details including contributions and Highway details have all been addressed and I therefore trust that the amended application will satisfy the Committee's concerns and that they will endorse your recommendation for approval. I also feel justified in requesting that this application be dealt with swiftly and make the February 2002 Committee agenda at the latest.

If there is any further information you require then please do not hesitate to contact me?

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

cc. Bancroft Developments.
cc. Bryant Homes.
cc. Lennon Planning.

1509/ab

29.NOV.2001 ★ 5387

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.		YOUR NAME	BRYANT HOMES/BANCROFT DEVELOPMENTS
		ADDRESS	C/o AGENTS
		POST CODE	Tel No.
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP.
		ADDRESS	36 LANGBOROUGH ROAD
			WOKINGHAM BERKS
		POST CODE	RG40 2BT Tel No. 0118 989 4405
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	415-445 WOKINGHAM ROAD EARLEY
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.232 HA
5.	Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF 4NO HOUSES AND CONSTRUCTION OF 51 NO DWELLINGS
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER / PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CONCRETE TILES TO BE AGREED
FACE BRICKWORK TO BE AGREED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING *DRAINAGE SYSTEM* ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. *DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL* UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	3
	2	38
	3	18
	4	6
	5 or more	
	TOTAL	51
Nos. of residential units lost through demolition or conversion		4
	NET CHANGE	47.

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ N. A.

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A R Edwards ON BEHALF OF BRYANT HOMES BANCROFT DEVELOPMENTS DATE 28 : 11 : 2001

Before submitting this application check that you have answered all the relevant questions 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.*

1789/a

SECTION 66 CERTIFICATE

Application No.

29.NOV.2001* 5387

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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land is situated.

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n).

CERTIFICATE A

I certify that:

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

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 ATTACHED SCHEDULE		

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

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

(b) .....

.....

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

on (d) .....

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

Agricultural Holdings Certificate

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

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.

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 . . . . A Edwards . . . . .

On behalf of . . BRYANT HOMES / BANCROFT DEVELOPMENT . . . . .

Date . . 16 . 5 . 2001 . . . . .

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

LAND TO THE N. OF

ADDRESS 445-443 WOKINGHAM ROAD PARISH EARLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33144/5 APPEAL	BRYANT	RES DEV	7.8.89	Rex
F/2001/4278	Bryant Homes.			
F/2001/4279.	" "			

DATE OF COMPLETION

MINISTRY DECISION 33.44 - APPEAL DISMISSED - 8.2.90

SPECIAL ORDERS TPO 462/89

DRAINAGE

ADDRESS 445 WOKINGHAM ROAD PARISH ~~WOODLEY~~ EARLEY 1.4.86

PLOT No. ORD. SHEET No. SU. 7671 53

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR19264	MR. P SEAL	S/ST. EXT, ROOF CONV, DBLE GARAGE	27.8.82	APP. N/A
18142	"	"	23.9.82	N/A CIA
27922			7.8.87	CIA
BRA2731	"	S/ST. EXTENSION	27.4.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



29 NOV 2001 * 5387

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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2001

N
W E
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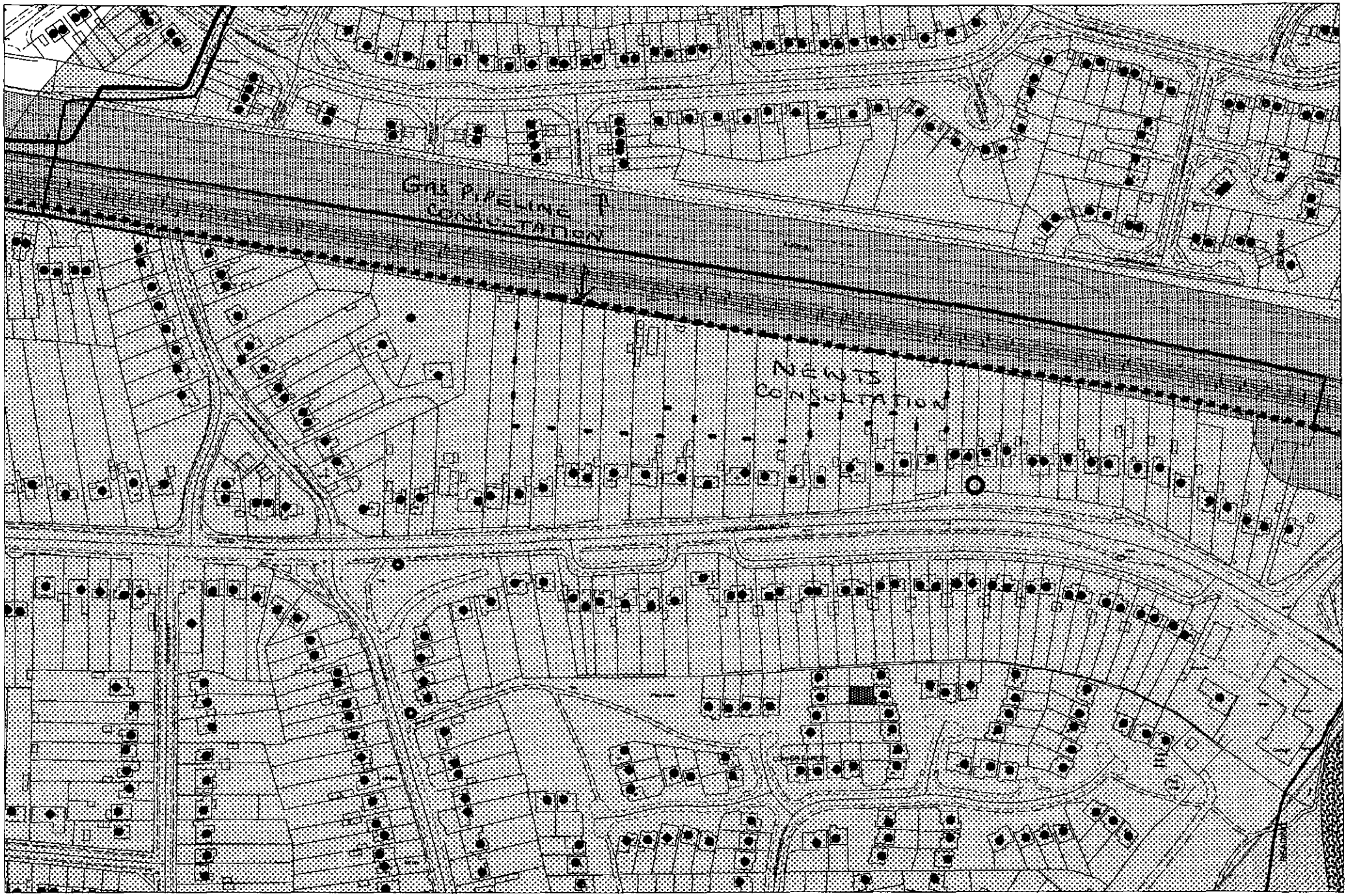
Scale: 1 : 2500



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Development Control Section, Environmental Se[illegible]ices, Wokingham District Council.

4 December 2001

Scale: 1 : 2500

N
W E
S

Received by Wokingham District Council

Application No: F/2001/5387

PROPOSAL:
Proposed demolition of 4 dwellings and erection of 51 dwellings.

LOCATION:
Land At 415 - 445, Wokingham Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5387 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. 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 be issued 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 of Planning and Transportation

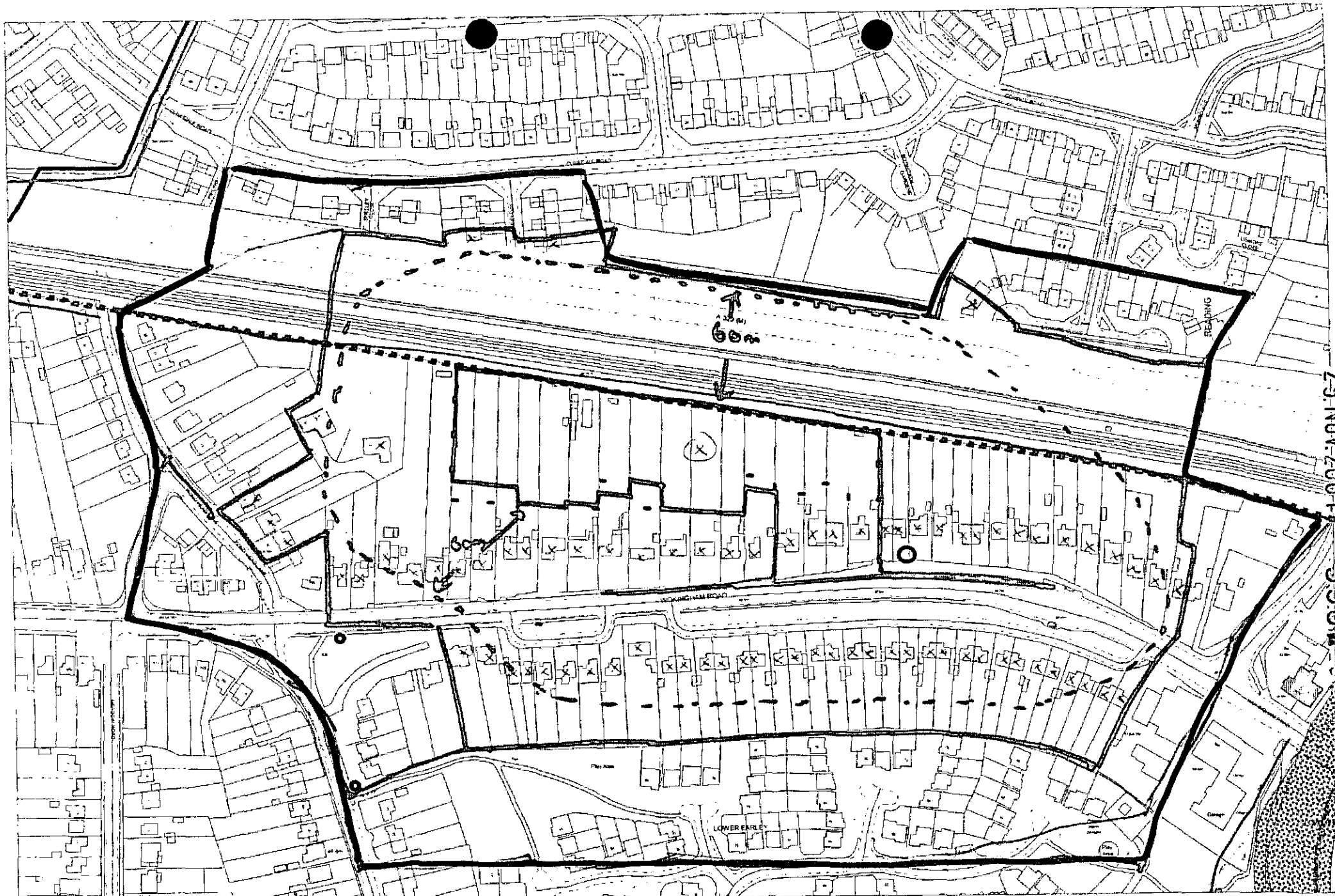
06 December 2001

29.NOV.01 5387

CERTIFICATE B

LIST OF OWNERS AT WOKINGHAM ROAD – EARLEY

Mr & Mrs L R Wilmott	415 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs Luckett	417 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs Chandler	419 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs E J Pond	421 Wokingham Road	Earley Berkshire	RG6 7EL
Mr J a Lee	425 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs N P Jones	427 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs D Roper	429 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs L R Webber	431 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs T J Creedon	433 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs J L Tigwell	437 Wokingham Road	Earley, Berkshire	RG6 7EL
Mrs J Head	439 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs J Saunders	441 Wokingham Road	Earley, Berkshire	RG6 7EL
Mr & Mrs C Mills (Owners of 443 Wokingham Road)	31 Duffield Road	Woodley, Berkshire	RG5 4RL
Mr P Seal (Owner of 445 Wokingham Road)	C/o Bradens Estate Office Laverstoke Grange	Laverstoke, Whitchurch, Hants	RG28 7PF



29.NOV.2001 5387

26.JUN.2001 4278

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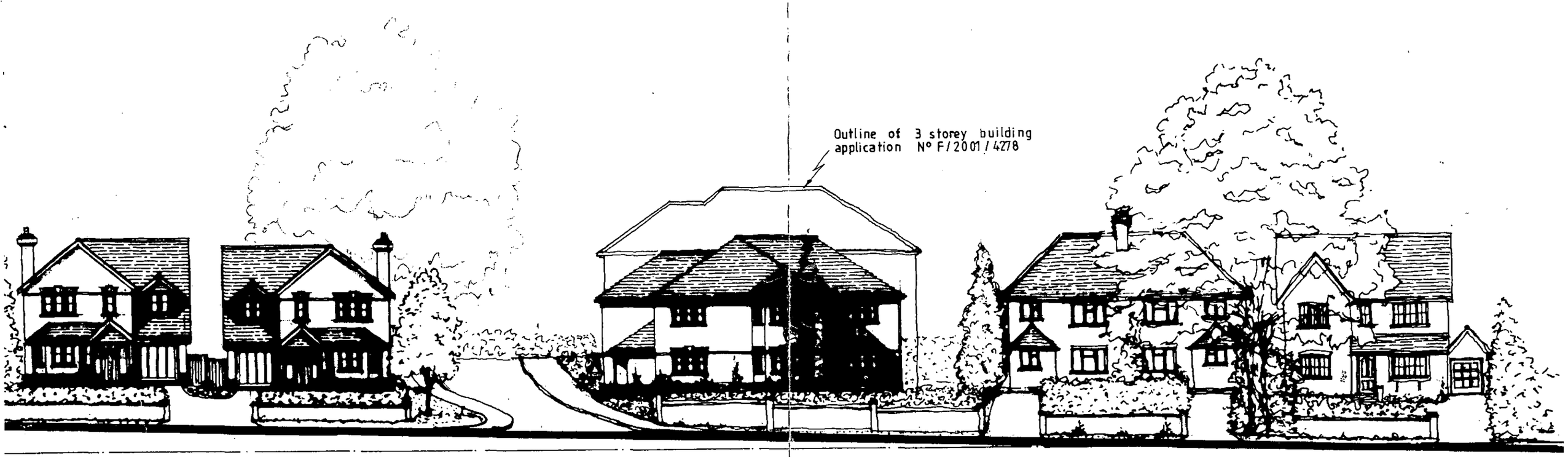
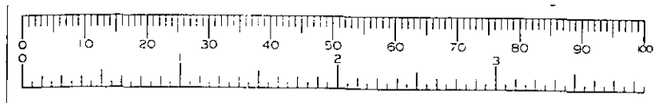
Development Control Section, Environmental Services, Wokingham District Council.

21 May 2001

Scale: 1 : 2500



PLOT 1 PLOT 2 FLATS 43-48 447 and A 447 B and C 449



RESIDENTIAL DEVELOPMENT
415 - 445 WOKINGHAM ROAD
EARLEY
BERKS

BANCROFT DEVELOPMENTS LTD

STREET SCENE OVERLAY 1:200
MAY 2002

The Edwards Irish Partnership
Architects & Surveyors
96 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383
E-mail tim.eip@virgin.net

JOB 1408 DRWG 19