APPLICATION NO:
F/2001/5002

LOCATION:
Lea Heath House Davis Street, Hurst Reading.

APPLICANT:
Red Blake

PROPOSAL:
Proposed formation of new access to dwelling.

EARLIEST DATE FOR DECISION: **03/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/12/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

NO OBS 05/12/01 SV

114

DO

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Red Blake
Lea Heath House
Davis Street
Hurst
Reading
RG10 0TH

Application Number: F/2001/5002

Parish: **HURST**

Location: **Lea Heath House, Davis Street, Hurst, Reading.**

Proposal: **Proposed formation of new access to dwelling.**

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

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

Condition
2. Notwithstanding the plans submitted the development shall not be used 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.

Condition
3. The vehicular access shall be surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

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

Condition
5. Prior to the commencement of development a method statement shall be submitted to and approved by the Local Planning Authority showing how the driveway will be constructed so as to avoid damaging the tree's roots and rooting area. This shall be implemented as approved.

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

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

Reason
3. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

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

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

Informative
1. 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 planning permission does NOT authorise the construction of such an access.

Informative
2. 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.

Informative
3. The District Council consider that an Oak (Quercus robur) should be replanted in order to replace the Oak tree located north of the proposed driveway. It should be a feathered specimen and be a minimum of 0.8-1.2 metres in height at the time of planting.

Informative

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

Berkshire Structure Plan Policies C2 and LD3.
Loddon Area Local Plan Policies LBE1/2/9, LTV2 and LC19.
Deposit Draft Wokingham District Local Plan Policies WBE1/11, WOS3 and WCC1/7.

Anna Cronin
Head of Planning & Transportation
Date: 21/11/2001

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5002

Applicant : Red Blake .

Location : Lea Heath House, Davis Street, Hurst, Reading.
Proposal : Proposed formation of new access to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/10/01

Date of Neighbour Notifications : .....

Date of Site Visit : 31/10/01

Date Registered : 08/10/2001

Earliest Date for Decision : 03/11/2001

Latest Consultation Date/Site Notice Expiry Date : 03/11/2001

This application will have expired on: 03/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Trees: See comments on file.

Arch: Watching brief required.

Countryside: Newts informative.

Highways: conditional approval

Hurst PC: No objections

Planning Issues : (Countryside)

1) Countryside impact
2) Landscape
3) Archaeologist
4) Biodiversity
5) Highways

Application Number: F/2001/5002
Appraisal:

The proposal is for the formation of a new vehicular access and driveway for Lea Heath House a detached property, which is set back 22 metres from Davis Street. This is to be located mid way along the eastern boundary fronting the main road (B3030).

1) Visual impact on countryside.

The site is bounded on the eastern and southern boundaries with 2 metre high close boarded fencing. Therefore it is considered that the proposal will have minimal visual impact on the countryside - considered acceptable.

2) Landscape

Our Senior Arboriculturist considers that the Oak tree located to the north of the proposed driveway is in a state of terminal decline and should be removed in the near future. He also considers that the normal minimum protected distance for the Oak tree to the south would be 6m from the proposed access. The driveway is shown as being 3- 4 metres from this tree. If the driveway is to be constructed this close to the tree then great care will be needed to avoid damaging its root system. This should be possible by keeping excavations to a maximum of 100mm and installing a 'Geogrid'root protection system prior to laying the driveway.

If planning permission is granted a condition should be attached requiring that a method statement be submitted showing how the driveway will be constructed so as to avoid damaging the trees roots and rooting area. Ideally a replacement tree needs to be planted as recommended by Robert Petrow. However, if this tree is not being removed as part of the proposal it may be more appropriate to include this as an informative rather than as a condition.

3) Archaeologist

The consultant archaeologist advises that the proposal site may contain Roman remains and consequently recommends that an archaeological watching brief be undertaken in order to establish the potential impact of the development on any remains present.

4) Biodiversity

Our Countryside Officer considers that this site will not require a mitigation strategy however he recommends that an informative be included.

5) Highways

Conditional approval.

Recommendation : Approval: [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/5002
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	C128	R128	Visibility Splays for private Drives
			Not withstanding the plans submitted;
3.	C140	R140	Surfacing of Access
			Insert: 7 metres
4.	Condition:		
	"No development shall take place within the area indicated until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority."		
4.	Reason: R183		
5.	*Prior to the commencement of development*		

A method statement be submitted showing how the driveway will be constructed so as to avoid damaging the trees roots and footing area. *to and approved by the LPA. This shall be implemented*

5.	Reason: 153		*as approved*
			INFORMATIVES:
			NO7 Access Construction (Agency)
			Informative: 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.
			Informative: The District Council consider that an Oak (Quercus robur) should be replanted in order to replace the Oak tree located north of the proposed driveway. It should be a feathered specimen and be a minimum of 0.8 – 1.2 metres in height at the time of planting.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	**LBE1/2/9, LTV2, LC19**
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	**WBE1/11, WOS3, WCC1/7**
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	**C2, LD3**
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Rp ML Ward
(Development Control Manager)

Date: 28.11.01

RECORD OF SITE VISIT

SITE ADDRESS: Lea Heath House Davis Street Hurst Reading. APPLICATION NUMBER: F/2001/5002	OFFICER: Andrew Thorley DATE OF SITE VISIT: 31/10/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

countryside / Residential dev adjacent

3. DESCRIPTION OF SITE/BUILDING

2 storey large detached house set back from road + with own enclosed gardens, bounded with cb fencing.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan, neighbours not affected by proposal

5. SITE CONSTRAINTS

TREES — 2 oak trees on frontage, ~~[illegible]~~ will be affected by proposal

ACCESS/PARKING — as existing to the left of plot proposal to move access point

LEVELS — N/A

BOUNDARY TREATMENT — Front + side boundaries 2m high close-boarded fencing

OTHERS

Nb advise access to be moved to the north (see tree report)

**********FILE COPY**********

Tel: 0118 974 6441

Date: **10 October 2001**

My ref: F/2001/5002

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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 Number: F/2001/5002
Lea Heath House, Davis Street, Hurst, Reading.
Proposed formation of new access to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5002**
Lea Heath House, Davis Street, Hurst, Reading.
Proposed formation of new access to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

**********FILE COPY**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5002
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5002

Proposal:
Proposed formation of new access to dwelling.

Location:
Lea Heath House, Davis Street, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library 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/2001/5002 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/11/2001. 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 Planning and Transportation

10 October 2001

TO: **DEVELOPMENT CONTROL**
Andrew Thorley

FROM: Environmental Design

DATE: 13th November 2001

Location: Lea Heath House, Davis Street, Hurst.

Proposal: Proposed formation of new access to dwelling.

Application Number: F/2001/5002

I refer to your request for additional comments on this application.

I agree that the Oak tree to the north of the proposed access is in a state of terminal decline and should be removed in the near future.

In relation to the Oak to the south of the proposed access the normal minimum protected distance would be 6m. The driveway is shown as being 3 – 4 metres from this tree. If \the driveway is to be constructed this close to the tree then great care will be needed to avoid damaging its root system. This should be possible by keeping excavations to a maximum of 100mm and installing a 'Geogrid'root protection system prior to laying the driveway.

If planning permission is granted a condition should be attached requiring that a method statement be submitted showing how the driveway will be constructed so as to avoid damaging the trees roots and rooting area.

Ideally I would like a replacement tree to be planted as recommended by Robert Petrow. However, is this tree is not being removed as part of the proposal it may be more appropriate that we include this as an informative rather than as a condition.

Neil Etherington
Senior Arboriculturist

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Andrew Thorley DATE: 23rd October 2001

Location:	Lea Heath House, Davis Street, Hurst, Reading
Proposal:	Proposed formation of new access to dwelling
Application Number:	F/2001/5002

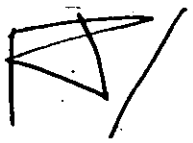
In response to your consultation dated 10th October 2001 for the above application, the tree and landscape comments are as follows:

The site contains a line of existing Oak Trees adjacent to Davis Street which vary in condition and quality. The proposal to re-site the driveway would require topsoil stripping and the covering of the tree rooting soil with an imporous surface close to a good quality mature Oak Tree to the south. All of which would adversely affect the tree which is highly visible from the road and contributes to the visual amenity of the local area.

To the north another mature Oak is growing which is in terminal decline and has a limited life expectancy. Its close proximity to the road may require early removal on safety grounds. I suggest that this tree is felled and the line of the new driveway moved to the north so that the closest edge of the drive is no closer than 10 metres to the Oak Tree to the south. All trees to be retained should also be protected by fencing in accordance with BS 5837 :1991 - Trees in Relation to Construction to ensure successful retention during construction.

In order to compensate for the removed tree, the applicant should be required to plant three new Oak Trees along the site boundary with Davis Street. These should be planted as Extra Heavy Standards, pot grown, 14-16 cm girth at time of planting. The location and tree specification should be required for approval from the applicant.

This alteration will promote the successful retention of the good quality trees within the site, allow for a declining tree removal and provide new trees for the future.



ROBERT PETROW
Consultant Landscape Architect

To:
Trees

From: Andrew Thorley

Date: 10 October 2001 11 OCT 2001

Application Number: F/2001/5002

Proposal: Proposed formation of new access to dwelling..

Site Address:
Lea Heath House, Davis Street, Hurst, Reading.

Applicant:
Red Blake .

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

Drange-ne magnolia
turning for Prunus - last crown 5
either chase or remove & replant
note specific replant problem.

---

new road

Environmental Services

For office use only.
Application number:

08. OCT. 2001 * 5002

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	RED BLAKE
	Address and postcode	LEA HEATH HOUSE DAVIS ST. HURST RG10 0TH
	Phone number	0118 934 5191
2	Agent's Name	
	Address and postcode	N/A.
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ABOVE ADDRESS
4	Give brief details of the proposal for example, two storey side extension.	About the application MOVING DRIVEWAY ACCESS AWAY FROM RECENT NEW ROAD CONSTRUCTION FOR SAFETY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A. (AS ALREADY IN PLACE)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Please find enclosed section 66 cert.

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

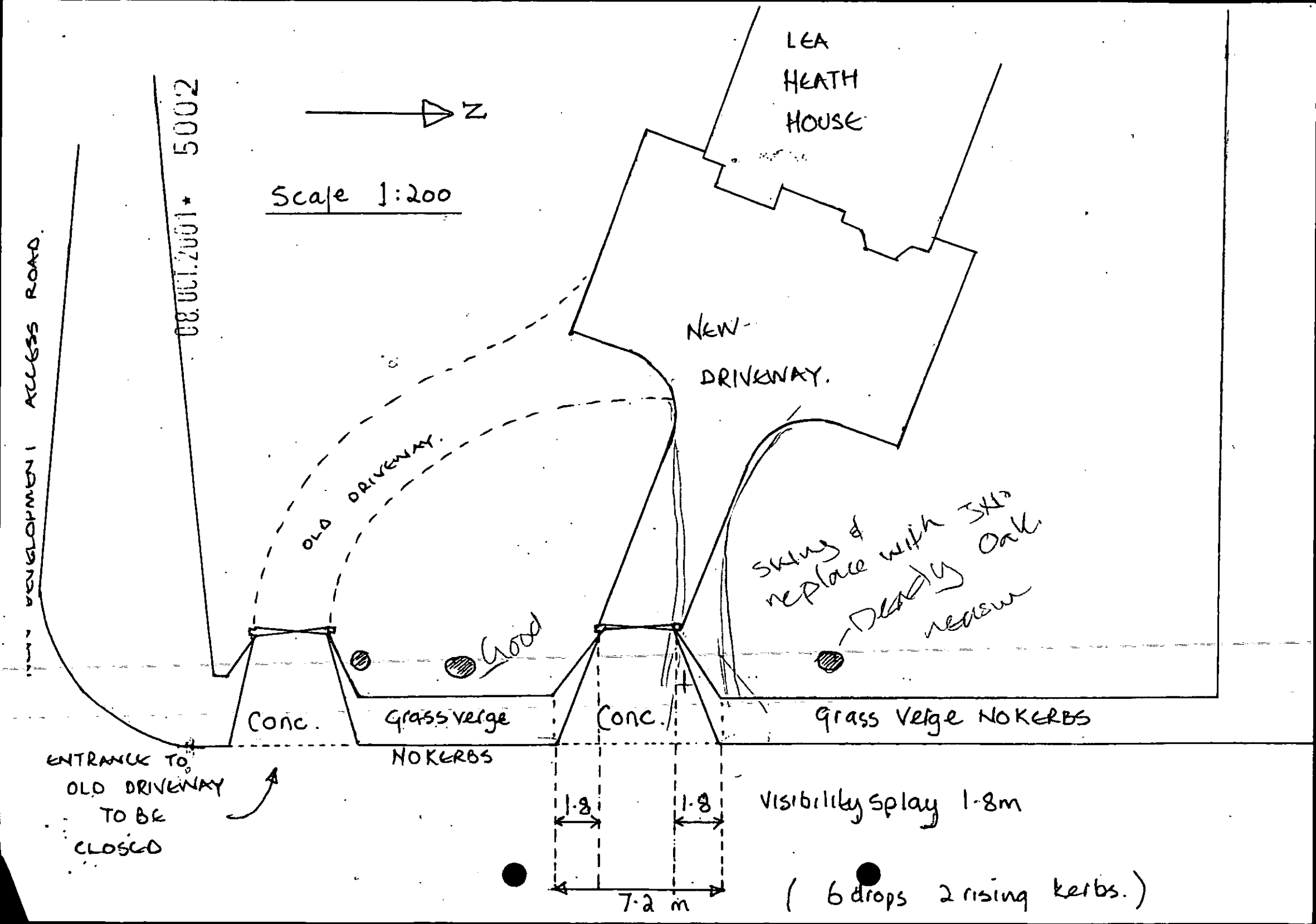
Owner's name	Address at which the notice was served	Date on which the notice was served
	N/A	

None of the land forms part of an agricultural holding.

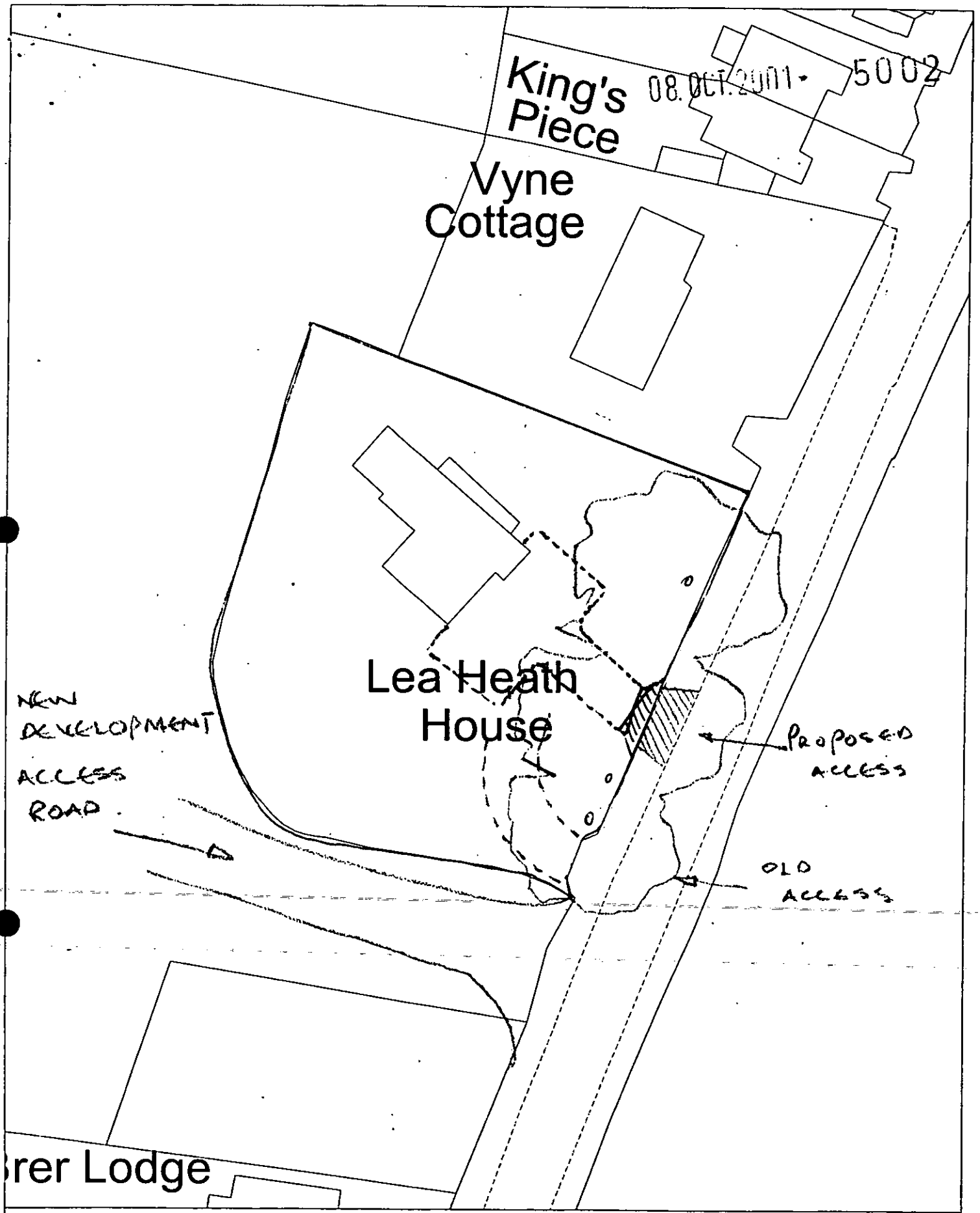
Your signature: [signature] on behalf of

Date 12 SEPT 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



LEA HEATH HOUSE
N
Scale 1:200
08.OCT.2001 * 5002
NEW DRIVEWAY.
OLD DRIVEWAY.
Good
Skins & replace with 3x10 Deadly Oak
Conc.
Grass verge NO KERBS
Conc.
Grass Verge NO KERBS
ENTRANCE TO OLD DRIVEWAY TO BE CLOSED
1.8
1.8
Visibility splay 1.8m
7.2 m
(6 drops 2 rising kerbs.)



Site Plan, Scale: 1 to 500

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Date: 13 September 2001

N W E S

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 10 October 2001

Application Number: F/2001/5002

Proposal: Proposed formation of new access to dwelling.

Parish: HURST PARISH

Site Address:
Lea Heath House, Davis Street, Hurst, Reading.

Applicant:
Red Blake .

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

✓ below as applicable;

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

1, Notwithstanding the plans submitted; I28, R128.
2, C140 (INSERT: 7 metres), R140.

NOT.

Signed: _____ **Print name:** AC 15/10/01

AT

PLAN No: 48873

Your ref As below

18 OCT 2001

COPIES TO: | ACK: | FILE:

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

17th October 2001.

Andrew Thorley
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Andrew,

APPLICATION F/2001/5002
Lea Heath House, Davis St, Hurst

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

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

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

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Roman remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

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
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

LEA HEATH HOUSE, DAVIS STREET, HURST

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

LEA HEATH HOUSE, DAVIS STREET, HURST
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Lea Heath House, Davis St, Hurst, at National Grid Reference SU 7877 7214.

3 PLANNING BACKGROUND

3.1 Planning application F/2001/5002, submitted to Wokingham District Council, proposes the formation of new access to dwelling.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies on the line of the Roman Road from Calleva to Verulamium. Settlement may lie within the vicinity. The site also lies in an area surrounded by numerous find sites of prehistoric and medieval origin artefacts. The proposed construction may disturb archaeological remains associated with earlier land use of the site

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

October, 01 © Babtie Group

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

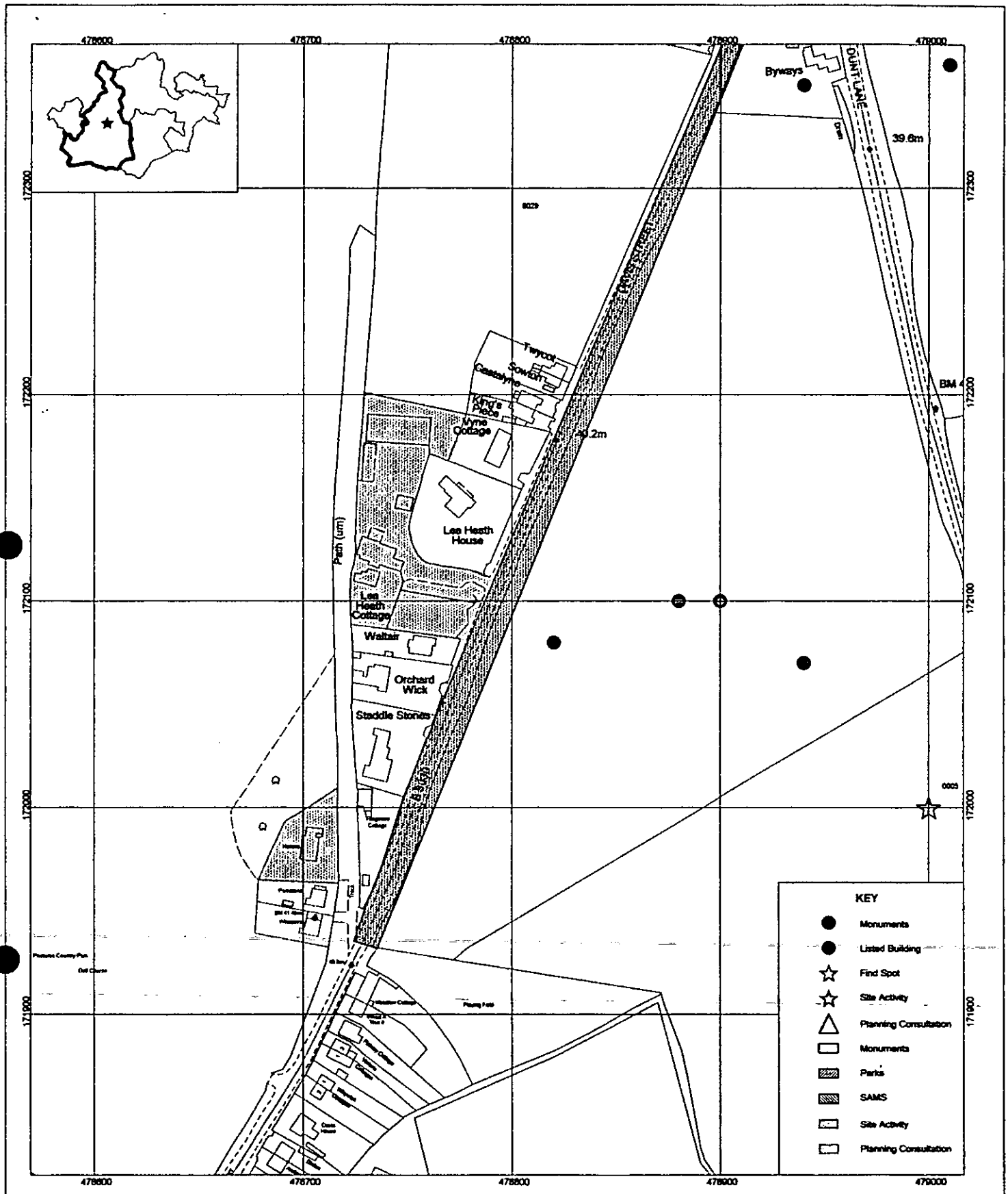
- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.



Lea Heath House, Davis St

F/2001/5002

Produced from Wokingham District Council Sites and Monuments Record

Scale 1:2500 17 October 2001

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WOKINGHAM DISTRICT COUNCIL, LA086134, 2001

Babtie
Archaeological Consultants to
Wokingham District Council

WOKINGHAM DISTRICT COUNCIL

Wokingham: Historic Buildings, Sites and Monuments Record *(Full Report)*

17/10/01

SMR Number	Site Name	Record Type
02883.11.000 - WK4820	DAVIS STREET, WINNERSH	Monument

IT IS SUGGESTED THAT DAVIS STREET AT WINNERSH IS THE LINE OF THE ROMAN ROAD FROM CALLEVA TO VERULAMIUM.

Classification and Scoring

Type and Date **Materials/Evidence**

ROAD Roman - 43 AD to

Class

Rating and Scoring

Condition Unknown -

Location

National Grid Reference

SU788722

Administrative Area

Civil Parish Winnersh, Wokingham, Berkshire

Address

Historic Names

Status and other references

Sites & Monuments Record - 02883.11.000

Description

No. items 1

Sources

Bibliographic reference: READING MUSEUM OS SU77SE E2, , , ,

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

Wokingham: Historic Buildings, Sites and Monuments Record *(Full Report)*

17/10/01

SMR Number	Site Name	Record Type
01126.02.000 - WK1961		Monument

IRREGULAR, DISCONTINUOUS LINEAR MAY OR MAY NOT BE FORTUITOUS PATTERN CAUSED BY NATURAL MARKS. DIMENSAPPROX FROM SKETCH PLOT.

Classification and Scoring

Type and Date		Materials/Evidence
DITCH	- to	
SITE	- to	CROPMARK

Class

Rating and Scoring

Condition Unknown -

Location

National Grid Reference

SU788720

Administrative Area

Civil Parish St Nicholas Hurst, Wokingham, Berkshire

Address

Historic Names

Status and other references

Sites & Monuments Record - 01126.02.000

Description

No. items 1

Sources

Associated Finds

Associated Events/Activities

Associated Individuals

Associated Organisations

Wokingham: Historic Buildings, Sites and Monuments Record *(Full Report)*

17/10/01

SMR Number	Site Name	Record Type
01126.01.000 - WK1960		Monument

THREE SIDES OF RECTANGULAR FEATURE (S SIDE COMPLETELY MISSING). APPEARS TO BE CUT BY LINEAR (OLDFIELD BOUNDARY?) DIMENS APPROX FROM SKETCH PLOT.

Classification and Scoring

Type and Date		Materials/Evidence
FEATURE	- to	
SITE	- to	CROPMARK

Class

Rating and Scoring

Condition Unknown -

Location

National Grid Reference

SU788721

Administrative Area

Civil Parish St Nicholas Hurst, Wokingham, Berkshire

Address

Historic Names

Status and other references

Sites & Monuments Record - 01126.01.000

Description

No. items 1

Sources

Associated Finds

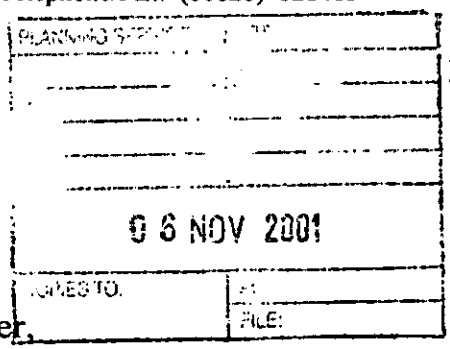
Associated Events/Activities

Associated Individuals

Associated Organisations

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485



3rd November, 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Andrew Thorley

Dear Mr. Thorley,

Application No. F/2001/5002

I refer to the above-mentioned Application by Red Blake of Lea Heath House, Davis Street, Hurst; proposed formation of new access to dwelling

My Council have no adverse comment to make on the Application but request that the current access be block off when the new access is provided.

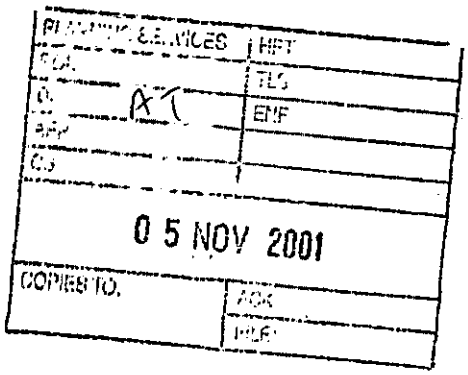
Yours sincerely,

Clerk

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

3rd November, 2001



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Yours sincerely,

Clerk

Andrew Thorley

From: Andy Glencross
Sent: 26 October 2001 16:55
To: Andrew Thorley
Subject: Planning Application F/2001/5002 Lea Heath Hse Davis Street Winnersh

Hi Andrew

My comments on the above are as follows.

In view of the fact that this site is well over 400 metres from the nearest breeding pond and separated from it by a large area of suboptimal habitat (The golf course). This site will not require a mitigation strategy. I suggest we attach the following informative to any permission given

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

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~18 SEP 2001~~ 08 OCT 2001	Map No. 48 Site ...021.....
Officer: AT / Application No. F 2001 5002	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED FORMATION OF NEW ACCESS TO DWELLINGE !?

Location: LEA HEATH HOUSE, DAWS STREET

Parish: HURST Ward: Hurst 10.10.01 B.

Applicant: RED BLAKE

Fee (4) Received 95-00 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	extend red line to road to include access	25/9	✓ 08 OCT 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Show parking, turning		08 OCT 2001
3	Forms unsigned			
4	Correct S 66 certificate	highway land? for dropped kerb. Serve Notice + fill in Cert B.	25/9	✓
5	Elevation plans			08 OCT 2001
6	Floor plans	larger scale drawing to show exact measurements of new access.		✓
7	Metric scale disclaimer		25/9	08 OCT 2001
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.10.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (Countryside)

No pre-apps.

NEIGHBOURS: S/N + see map (Pls incl Brer Lodge — no address point)

Environmental Services

For office use only.
Application number: 08.OCT.2001* 5002

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	RED BLAKE
	Address and postcode	LEA HEATH HOUSE DAVIS ST. HURST. RG10 0TH
	Phone number	0118 934 5191
	Agent's Name	
	Address and postcode	N/A.
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ABOVE ADDRESS
4	Give brief details of the proposal for example, two storey side extension. About the application	MOVING DRIVEWAY ACCESS AWAY FROM RECENT NEW ROAD CONSTRUCTION FOR SAFETY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A. (AS ALREADY IN PLACE.)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

N/A

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 12 Sept. 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS Lea Heath House PARISH Hurst

PLOT No. Davis Street ORD. SHEET No. SU-7872 48

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/548/69	Mr. D. Jarvis	Garage	07.11.69	App
R/584/70	"	Resite veh. access	31.12.70	C/A
BR 9452	Geo. Kemp Ltd.	Bathroom/mod./underpinning	15.9.78	App
27743	Mr. A. Blake	Fence	5.8.87	C/A
BRA 4945	"	WC/lobby/utility	28.4.88	App
31719	"	"	21.12.88	C/A
37726	"	S/s. gf. & garage	8.8.91	C/A
BRA 10881	"	Garage/games room	7.10.91	App
F/RFG/0124	Cala Homes South Ltd.	Erect 6 Dwellings	23.2.00	Ref.
F/2000/1614	Squires Bridge Homes	Erect 6 dwell	30.10.00	C/A
F/2001/4334				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

08. OCT. 2001 5002 COPY

1913 *la* **SCHEDULE 2** **Articles 6, 7 and 9**

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

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

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

Proposed development at *(a)* LEA HEATH HOUSE. DAWS ST. HURST. RG10 0TH

I give notice that *(b)* R.V. BLAKE

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

for planning permission to *(d)* RELOCATE DRIVEWAY

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* SHUTE END

by *(f)* 08 - 29 OCT 2001

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

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

Signed R V Blake

† On behalf of ✓

Date 07 OCT 2001

Statement of owners' rights

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

Statement of agricultural tenants' rights

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

† Delete where inappropriate

Insert:

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

1789/a

SECTION 66 CERTIFICATE

08.OCT.2001 5LC2

Application No.

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

08.OCT.2001 5LC2

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
WOKINGHAM DISTRICT COUNCIL.	SHUTE END	08 OCT 2001

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . 08 OCT. 2001 . . . . . .

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

Environmental Services

For office use only.
Application number: 08.OCT.2001 • 5002

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	REG BLAKE LEA HEATH HOUSE DAVIS ST. HURST RG10 0TH 0118 934 5191
2	Agent's Name Address and postcode Phone number	N/A.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	ABOVE ADDRESS
4	Give brief details of the proposal for example, two storey side extension. About the application	MOVING DRIVEWAY ACCESS AWAY FROM RECENT NEW ROAD CONSTRUCTION FOR SAFETY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A. (AS ALREADY IN PLACE.)
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
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	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Please find enclosed section 66 cert.

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below:

N/A.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 12 SEPT. 2001

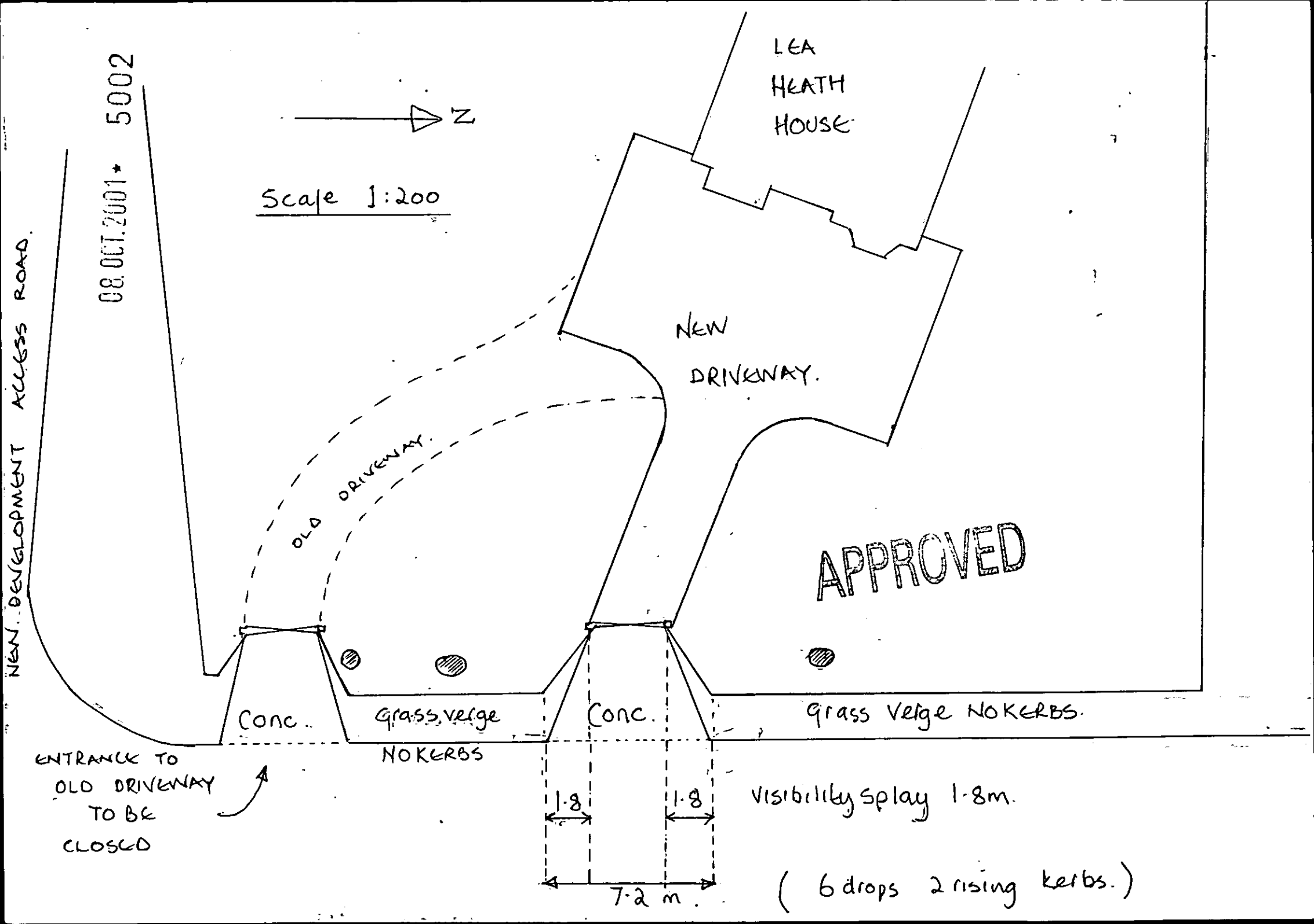
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

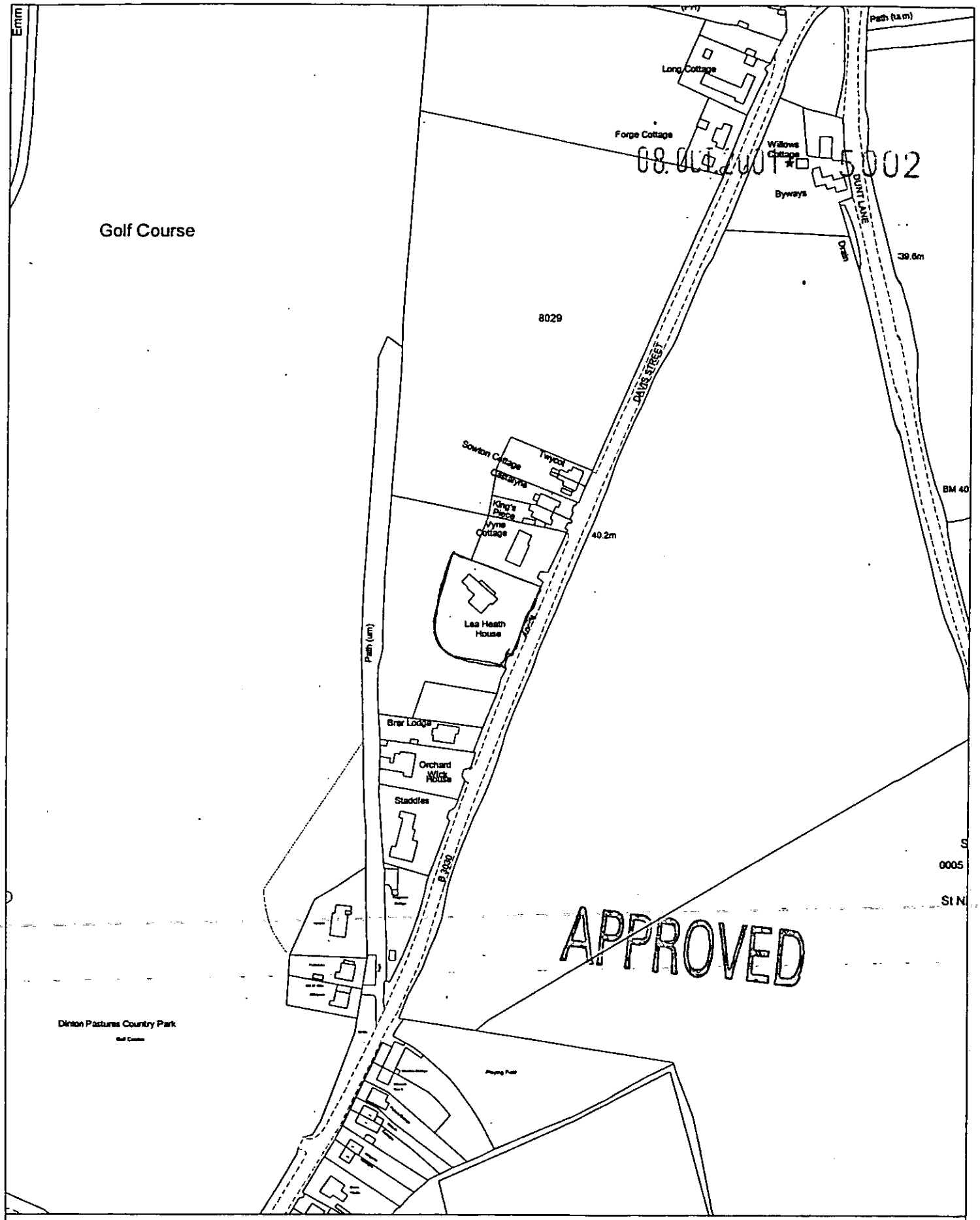
CONDITION MONITORING RECORD SHEET

APPLICATION NO : MONITORING OFFICER

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				
POST COMPLETION				


08 OCT 2001 * 5002
N
Scale 1:200
LEA
HEATH
HOUSE
NEW
DRIVEWAY.
OLD DRIVEWAY.
NEW DEVELOPMENT ACCESS ROAD.
APPROVED
Conc.
Grass verge
NO KERBS
Conc.
Grass Verge NO KERBS.
ENTRANCE TO
OLD DRIVEWAY
TO BE
CLOSED
1.8
1.8
7.2 m.
Visibility splay 1.8m.
(6 drops 2 rising kerbs.)



08.08.2001 15002

Site Plan, Scale: 1 to 2500

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Date: 13 September 2001

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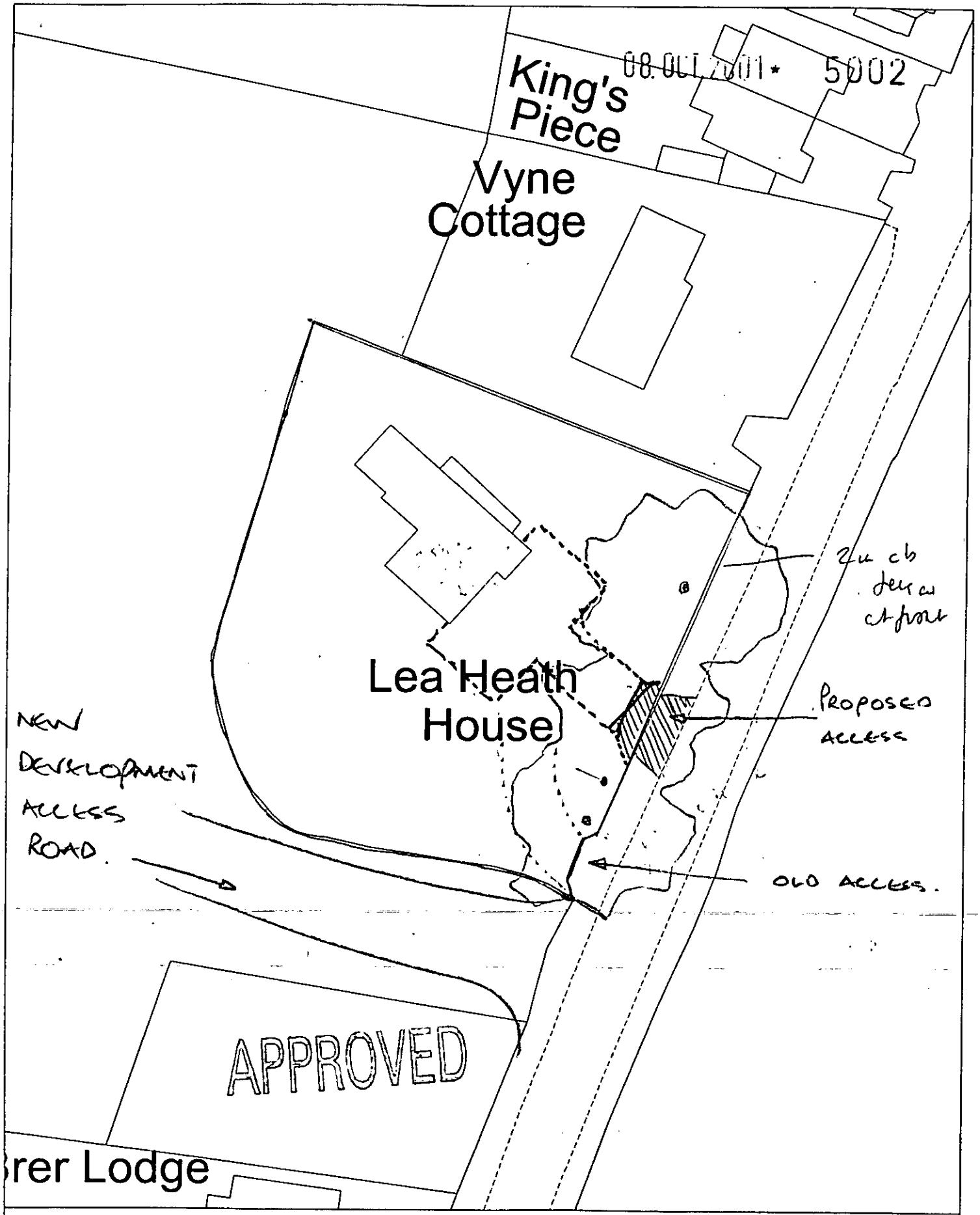
W E
S



Site Plan, Scale: 1 to 500

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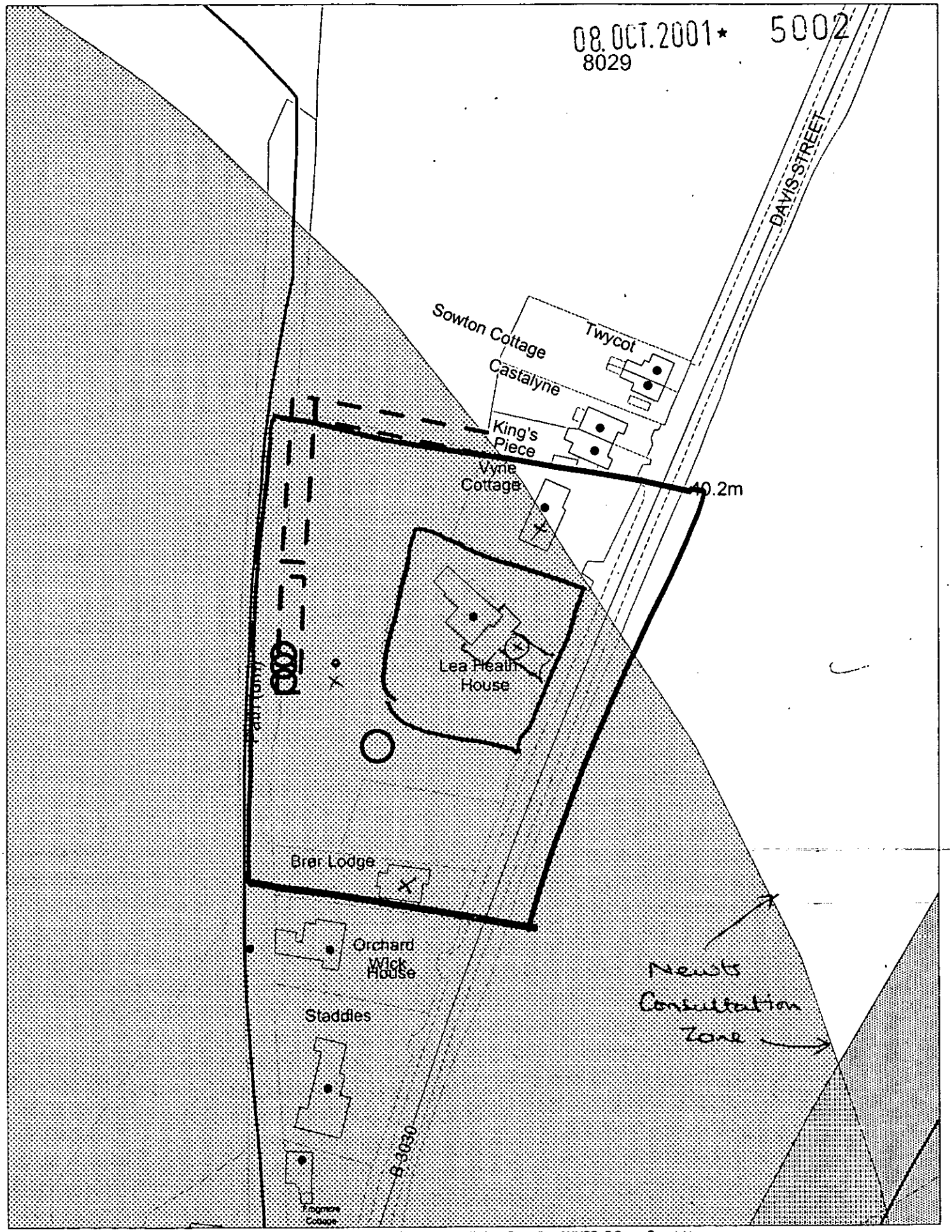
Date: 13 September 2001

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.

21 September 2001

Scale: 1 : 1250