F/2001/5458

104-108 Reading Rd
Woodley.

FILE 2 OF 2

CONDITIONS ETC.

[redacted]
613

023

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

Application No: F/2001/5498 NLA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Banner Homes
C/O Romans
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/5498

Parish: **WOODLEY**

Location: **Land at 104, 106, 106a & 108 Reading Road, Woodley, Reading**

Proposal: **Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.**

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
ok 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. Rec 15/11/02. Ang is letter 14/2/03 ok.

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

Drawing No A02-WT11 Rec 31/10/02
more info requested 15/5/03
Rec 16/6/04

Condition
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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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.

Condition
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. Works related to the 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.

Condition
ok 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.
D No 5292/07 Rec 31/10/02 / ok with Henry Knight 23/5/03 / OK 10/2/04.

Condition
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.

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

Condition

11. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times. Rec 14/3/03
Not attached Duncan's letter 20/2/04 rec 16/6/04

Condition

ok 12. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. Rec 14/3/03
ok Duncan's letter 20/2/04.

Condition

ok 13. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition ok 15/5/03

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

Condition ok 15/5/03

15. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition

ok 16. Details of surface water balancing works, together with a schedule of the stage of the development at which the works shall be brought into use shall be submitted to and approved in writing by the Local Planning Authority before development commences.
D.No 5292/08 Rec 31/10/02, Report dated April 2001 Rec 12/3/03 ok with drainage
Ex request turned into 10/7/03 - 10/2/04 ~~ok subject to infiltration details~~

Condition ok 15/5/03 + 6/3/03

ok 17. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for and no development shall be carried out until a licence has been issued.

Condition OK 15/5/03
18. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
A02-W11 Rec 31/10/02) 5292/01E Rec 12/3/04 + letter from Highways

Condition
OK 19. Full details of land drainage works, together with a schedule of the stage of the development at which the works shall be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The works shall be implemented in accordance with those details. 5292/08 Rec 31/10/02 | Superseded by 5292/08c Rec 12/3/03 OK with drainge.

Condition
20. The hereby approved development does not give permission for the erection of the garages shown on drawing to the side and rear of units 16 and 19.

Condition
OK 21. No development of the site shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to alter the highway markings on the carriageway of Reading Road at the point of access.
5292/01 E + 5292/08C Rec 12/3/03 - OK 10/2/04

Condition
OK 22. No other development shall be commenced until visibility splays of 4.5 metres by 90 metres have been provided at the junction with Reading Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
5292/01 E + 5292/08 C Rec 12/3/03 - OK 10/2/04.

Condition
23. Full details of the levelling of the raised land at the previous location of ditch, together with the formation of a trench soakaway shall be submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the occupation of the first dwelling and shall thereafter be maintained.
5292/01E + 5292/08 C Rec 12/3/03

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

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

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

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

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

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

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

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

Reason
9. 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.

Reason
10. To safeguard visual amenities.

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

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

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

Reason
14. In the interests of visual amenity.

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

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

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

Reason
18. In the interests of visual amenity.

Reason
19. To ensure the provision of adequate water drainage systems.

Reason
20. To clarify inconsistencies between drawings.

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

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

Reason
23. To ensure adequate drainage of the surrounding area.

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

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

Informative
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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 18/02/2003

Notice checked by: _____

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

Application No: F/2001/5498 NLA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Banner Homes
C/O Romans
4 King Street Lane
WINNERSH
Berkshire
RG41 5AS

Application Number: F/2001/5498

Parish: **WOODLEY**

Location: **Land at 104, 106, 106a & 108 Reading Road, Woodley, Reading**

Proposal: **Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.**

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
OK. Letter AO 14.02.03.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
Sub. 31.10.02
3. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
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Condition
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Condition
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Condition

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Condition

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

Condition

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Condition

Sub. 7.2.03

14. 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.

sub 7.2.03 . **Condition**

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details sub. to Thames Water.

Condition

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

Condition

rec'd 22/1/03 OK

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licence valid 16.01.03 → 31.03.03

Details req.

Condition
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JWb 31.10.02

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

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

Reason
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Reason
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Reason
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Reason
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14. In the interests of visual amenity.

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

Informative
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.

T. G Watson

Trevor Watson
Development Control Manager
Date: 18/02/2003

Notice checked by: _____

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

The ROMANS Group

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

67290

PLAN
POL
DC JJ
APP
CS
20 MAR 2003
COPIES

Please reply to Winnersh

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

F.A.O: Jennifer Jackson

Our ref: RB/jw/A02/WT11

18 March 2003

Dear Ms Jackson

RE: 104-108 READING ROAD, WOODLEY - APPLICATION No. F/2001/5498

Further to your letter dated 6th March 2003, please find enclosed amended drawings with the roof pitches reduced to ensure that the ridge heights are no higher than those indicated on the original planning drawings.

I trust that this now satisfies your concerns and would be grateful if you could confirm that the remaining items can now be considered as minor amendments.

I look forward to hearing from you in due course.

Yours sincerely

R Barnett

RICHARD BARNETT
BUILDING SURVEYOR

DIRECT LINE: 0118 9366605
E MAIL rbarnett@romans.co.uk

cc Laurence Steele – Banner homes

RESIDENTIAL SALES

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
email: bracknellresidential
@romans.co.uk

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
email: camberleyresidential
@romans.co.uk

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
email: crowthorneresidential
@romans.co.uk

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 550 800
email: farnboroughresidential
@romans.co.uk

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
email: fleetresidential
@romans.co.uk

33-34 Market Place
Reading
Berkshire, RG1 2DE
Tel: 0118 953 8700
email: readingresidential
@romans.co.uk

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
email: sandhurstresidential
@romans.co.uk

4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6611
email:
romans@romans.co.uk

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
email: wokinghamresidential
@romans.co.uk

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
email: yateleyresidential
@romans.co.uk

NAEA ESTATE AGENTS

HOME SALE NETWORK

LETTINGS

Addresses as for
Residential Sales

Accounts: Reading
Tel: 0118 953 8745
email: lettingsaccounts
@romans.co.uk

Bracknell area
Tel: 01344 484 822
email: bracknelllettings
@romans.co.uk

Camberley area
Tel: 01276 601 610
email: camberleylettings
@romans.co.uk

Farnborough area
Tel: 01252 550 810
email: farnboroughlettings
@romans.co.uk

Reading area
Tel: 0118 953 8710
email: readinglettings
@romans.co.uk

Wokingham area
Tel: 0118 974 3510
email: wokinghamlettings
@romans.co.uk

ARLA
Association of Residential Letting Agents

The National Approved LETTING SCHEME

BUILDING SURVEYORS AND ARCHITECTS

4 King Street Lane
Winnersh
Berkshire
RG41 5AS
Tel: 0118 936 6699
email: architects
@romans.co.uk

600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
email: birmingham
@romans.co.uk

10 Park Street
Bristol
BS1 5HX
Tel: 0117 915 4590
email: bristol @romans.co.uk

93 Station Road
Hampton
Middlesex
TW12 2BD
Tel: 0208 288 0330
email: hamptonsurveyors
@romans.co.uk

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820110
email: southampton
@romans.co.uk

RESIDENTIAL SURVEYORS AND VALUERS

Winnersh (head office)
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6622
email: winnershsurveyors
@romans.co.uk

600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
email:
birminghamsurveyors
@romans.co.uk

10 Park Street
Bristol
BS1 5HX
Tel: 0117 915 4590
email: bristol
@romans.co.uk

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 613
email: camberleysurveyors
@romans.co.uk

93 Station Road
Hampton
Middlesex
TW12 2BD
Tel: 0208 288 0330
email: hamptonsurveyors
@romans.co.uk

112-114 London Road
North End
Portsmouth, PO2 0LZ
Tel: 02392 668 499
email:
portsmouthsurveyors
@romans.co.uk

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820110
email:
southamptonsurveyors
@romans.co.uk

110 Tooting High Street
London
SW17 0RA
Tel: 0208 682 0022
email: swlondon
@romans.co.uk

RICS

BM TRADA CERTIFICATION ISO 9001 UKAS

INDEPENDENT FINANCIAL ADVISERS

flower

Bracknell
Tel: 01344 404 715
email: bracknell
@flower-ifa.co.uk

Camberley
Tel: 01276 601 616
email: camberley
@flower-ifa.co.uk

Crowthorne
Tel: 01344 776 010
email: crowthorne
@flower-ifa.co.uk

Farnborough
Tel: 01252 550 803
email: farnborough
@flower-ifa.co.uk

Fleet
Tel: 01252 360 812
email: fleet
@flower-ifa.co.uk

Reading
Tel: 0118 953 8750
email: reading
@flower-ifa.co.uk

Sandhurst
Tel: 01252 864 005
email: sandhurst
@flower-ifa.co.uk

Winnersh
Tel: 0118 936 6692
email: winnersh
@flower-ifa.co.uk

Wokingham
Tel: 0118 974 3516
email: wokingham
@flower-ifa.co.uk

Yateley
Tel: 01252 743 705
email: yateley
@flower-ifa.co.uk

NEW HOMES

Tel: 0118 936 6677
email:
newhomes@romans.co.uk

PERSONNEL DEPARTMENT

Tel: 0118 953 8739
email:
personnel@romans.co.uk

ACCOUNTS

excluding Lettings
Tel: 0118 9353 8740
email:
accounts@romans.co.uk

COMMERCIAL PROPERTY DEPARTMENT

Tel: 0118 936 6655
email:
commercial@romans.co.uk

LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Tel: 0118 936 6677
email:
land@romans.co.uk

RELOCATION AND CORPORATE CLIENT DEPARTMENT

Tel: 01276 601 625
email:
relocation@romans.co.uk

AUCTIONS

Tel: 0118 936 6688
email:
auctions@romans.co.uk

TOWN PLANNING

LENNON
planning ltd
(Part of Romans Group)

4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6666
email: lennonplanning
@romans.co.uk

10 Park Street
Bristol
BS1 5HX
Tel: 0117 915 4590
email: lennonplanning
@romans.co.uk

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820111
email: lennonplanning
@romans.co.uk

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. Jenifer.Jackson@wokingham.gov.uk

Date. 6 March 2003

My ref. JCJ/2001/5498

Your ref. Jw/A02/WT11

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

Mr R Barnett
4 King Street Lane
Winnersh
BERKS. RG41 5AS

Dear Mr Barnett,

RE: APPLICATION NO. F/2001/5498 – 104 TO 108 READING ROAD, WOODLEY.

Thank you for your letter and attached plans dated 4 March and received in this office on 5 March 2003, in relation to the above planning application.

I would advise that there are amendments stated for each house type that do not constitute minor amendments, namely increases in ridge height and changes to roof details. A new application would have to be submitted in relation to each house type.

I note that you state in your letter that work has commenced on site. I would advise that there a significant number of conditions outstanding that are required to be complied with prior to commencement of the development. I shall therefore be passing this matter on to the Council's Enforcement Section as it would appear that you are currently in breach of conditions. I shall also write to the applicant in this regard.

Furthermore, given that the proposed amendments are not minor in nature and would require a fresh application to be submitted, I would suggest that the work on site should cease during consideration of any fresh application. Any further work undertaken that does not accord with the approved drawings on application F/2001/5498 will be entirely at your own risk.

I trust that this information is of assistance. If you have any questions regarding the above then please do not hesitate to contact me on the stated telephone number.

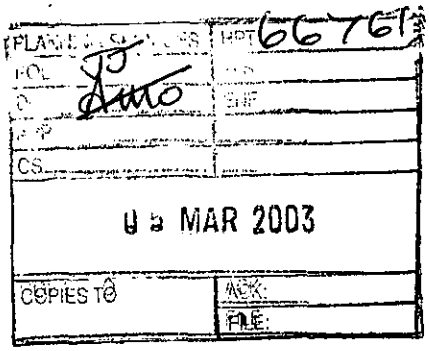
Yours sincerely,

Mrs J Jackson

Principal Planning Officer – North Area

cc: Enforcement Officer

The ROMANS Group



BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

Please reply to Winnersh

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WW

Our ref: jw/A02/WT11

4 March 2003

Dear Sir/Madam

RE: 104-108 READING ROAD, WOODLEY
Application No. F/2001/5498

Further to receiving planning permission for the above development we have now worked the planning drawings up to a construction issue stage. As is normally the case, during this process a number of minor adjustments have had to be made in order for drainage and internal arrangements to work in accordance with Building regulations and so that specific construction methods and developers features can be incorporated. For your records we have enclosed 1:100 copies of the working drawings and have listed the changes to each house type below. We would be grateful if you could let us know whether or not these changes can be considered as acceptable and can therefore be treated as a minor amendment to the original drawings.

Type A – PLOT 1,6 & 12A (formally Plot 13)

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Band course reduced to single course for aesthetic reasons.
5. Window style – centre bar added.
6. Ridge 250mm higher than indicated on the front and rear elevations, but correct on side (this is due to inaccuracies on the planning drawing).
7. Chimney stack removed.
8. Bathroom window reduced in width from 900 to 630mm.
9. Kitchen window moved across slightly.
10. Bedroom 1 window reduced in width from 1770 to1200mm.
11. Garage personnel door moved onto rear elevation.

RESIDENTIAL SALES

Group Head Office
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
email:
romans@romans.co.uk
Tel: 0118 936 6611
Fax:0118 936 6612

Roman House
Broadway
Bracknell
Berkshire, RG12 1AR
Tel: 01344 404 700
Fax:01344 404 739

122 London Road
Camberley
Surrey, GU15 3TJ
Tel: 01276 601 600
Fax:01276 601 609

246 High Street
Crowthorne
Berkshire, RG45 7AP
Tel: 01344 776 010
Fax:01344 775 649

67 Victoria Road
Farnborough
Hants, GU14 7PL
Tel: 01252 541 188
Fax:01252 370 084

94 Fleet Road
Fleet
Hampshire, GU51 4BG
Tel: 01252 360 800
Fax:01252 360 809

76 Yorktown Road
Sandhurst
Berkshire, GU47 9BT
Tel: 01252 864 000
Fax:01252 873 020

23 Market Place
Wokingham
Berkshire, RG40 1AP
Tel: 0118 974 3500
Fax:0118 974 3528

62-64 Reading Road
Yateley
Hants, GU46 7UH
Tel: 01252 743 700
Fax:01252 743 729

NAEA ESTATE AGENTS

HOME SALE NETWORK

LETTINGS

Addresses as for Residential Sales

Accounts: Winnersh
Tel: 0118 936 6642

Bracknell area
Tel: 01344 484 822
Fax: 01344 404 737

Camberley area
Tel: 01276 601 610
Fax:01276 601 609

Farnborough area
Tel: 01252 550 810
Fax:01252 550 818

Reading area
Tel: 0118 974 3510
Fax:0118 974 3529

Wokingham area
Tel: 0118 974 3510
Fax:0118 974 3529

ARLA
Association of Residential Letting Agents

The National Approved LETTING SCHEME

BUILDING SURVEYORS AND ARCHITECTURAL SERVICES

4 King Street Lane
Winnersh, Berkshire
RG41 5AS
Tel: 0118 936 6699
Fax:0118 936 6623

First Floor
600 Bearwood Road
Bearwood, Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
Fax:0121 434 3031

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820110
Fax:02380 820119

RESIDENTIAL SURVEYORS AND VALUERS

Winnersh (head office)
4 King Street Lane
Winnersh
Berkshire, RG41 5AS
Tel: 0118 936 6622
Fax:0118 936 6623

First Floor Offices
600 Bearwood Road
Bearwood
Warley
Birmingham
B66 4BN
Tel: 0121 434 3128
Fax:0121 434 3031

169 High Street
Egham
Surrey, TW20 9EJ
Tel: 01784 477 886
Fax:0118 936 6623

94 Fleet Road
Fleet
Hants, GU51 4BG
Tel: 01252 360 818
Fax:0118 936 6623

112-114 London Road
North End
Portsmouth, PO2 0LZ
Tel: 02392 668 499
Fax: 02392 655 009

35 The Avenue
Southampton
Hampshire
SO17 1XN
Tel: 02380 820110
Fax:02380 820119

84 Heath Road
Twickenham
Middlesex
TW1 4BW
Tel: 0208 288 0330
Fax:0208 255 3530

RICS

INDEPENDENT FINANCIAL ADVISERS

flower

Winnersh (head office)
Tel: 0118 936 6633
Fax:0118 936 6634
email@flower-ifa.co.uk

Bracknell
Tel: 01344 404 713
Fax:01344 404 739

Camberley
Tel: 01276 601 616
Fax:01276 601 609

Crowthorne
Tel: 01344 776 010
Fax:01344 775 649

Farnborough
Tel: 01252 550 803
Fax:01252 550 818

Fleet
Tel: 01252 360 812
Fax:01252 360 809

Sandhurst
Tel: 01252 864 005
Fax:01252 873 020

Wokingham
Tel: 0118 974 3515
Fax:0118 974 3528

Yateley
Tel: 01252 743 705
Fax:01252 743 729

PIA
Personal • Investment • Authority

NEW HOMES

Winnersh
Tel: 0118 936 6677
Fax:0118 936 6678

PERSONNEL DEPARTMENT

Winnersh
Tel: 0118 936 6639
Fax:0118 936 6686

ACCOUNTS

excluding Lettings
Winnersh
Tel: 0118 936 6641
Fax:0118 936 6634

COMMERCIAL PROPERTY DEPARTMENT

Winnersh
Tel: 0118 936 6655
Fax:0118 936 6656

LAND, RESIDENTIAL AND COMMERCIAL DEVELOPMENT

Winnersh
Tel: 0118 936 6677
Fax:0118 936 6678

RELOCATION AND CORPORATE CLIENT DEPARTMENT

Winnersh
Tel: 0118 936 6636
Fax:0118 936 6634

Type B – PLOT 2

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Band course reduced to single course for aesthetic reasons.
5. Window to bathroom moved across slightly.
6. Arched landing window added to side elevation.
7. Window removed from utility room.
8. The planning drawings were inaccurate with regard to the projecting roof and chimney on the side elevations.

Type C – PLOTS 3 & 4

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Band course reduced to single course for aesthetic reasons.
5. Window style – centre bar added.
6. Ridge approx. 300mm higher so that the developers preferred 300mm eaves overhang can be used.
7. Hip added to porch.
8. Bathroom window moved across slightly.
9. Bedroom 1 provided with 1770mm wide window instead of 2no 1200mm windows.

Type D – PLOTS 5, 12 & 20

1. Soldier courses added below windows on side and rear elevations.
2. Band course to rear of garage increased to three courses for aesthetic reasons.
3. Ridge approx. 400mm higher in order for catslide roof over garage to work and so that the developers preferred 300mm eaves overhang can be used.
4. Stone gable vent removed and timber detail added.
5. Chimney removed.
6. Porch roof hip removed.
7. Garage personnel door moved to rear elevation.

Type E – PLOTS 7 & 11

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Window style – centre bar added.

ROMANS

5. Ridge approx. 300mm higher to main and secondary roof over bedroom 2 so that the developers preferred 300mm eaves overhang can be used.
6. Garage ridge height reduced by 550mm to avoid clashing with the eaves of the main house.
7. Garage reduced in width from 5650mm to 5200mm making dining room and bedroom 2 larger.
8. Landing window added.

Type F – PLOTS 8 & 10

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Ridge approx. 200mm higher so that the developers preferred 300mm eaves overhang can be used.
5. Chimney shoulder reversed.
6. Front door and sidelight replaced with single door.
7. En suite window moved across slightly.
8. Garage length reduced from 5600mm to 5100mm resulting in garage personnel door and WC moving across slightly

Type G – PLOT 9

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Additional single band course added for aesthetic reasons.
5. Window style – centre bar added.
6. Segmental arch over front entrance opening replaced with semi circular arch.
7. Segmental brick arches with keystones over front elevation window and doors replaced with gauged brick arches with keystones.
8. Barn hip to projecting roof on front elevation replaced with gable and timber feature.
9. Front elevation roof changed to gable on front elevation.
10. Ridge approximately 400 mm higher so that the developers preferred 300mm eaves overhang can be used.
11. Window to bathroom reduced from 1200mm to 630mm wide.
12. Garage personnel door moved across slightly.
13. Dining room window on rear elevation replaced with french doors of identical width.
14. Chimney height increased by 600mm to comply with Building regulations.

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Type H – PLOTS 14-16 & 17-19

1. Stone cills added below windows on front elevations, which we assume were agreed when the External Material Schedule was approved.
2. Plinth removed from side and rear elevations.
3. Soldier courses added below windows on side and rear elevations.
4. Gablet on front elevation removed for aesthetic reasons.
5. Landing window added to side elevation.
6. Eaves approx 300mm higher in order to keep all house types the same (ridge height remains unaltered).
7. Splayed oriel bay replaced with square bay for constructional purposes.

As work on site has already commenced I would be grateful if you could let me have a decision as soon as possible. Should you have any queries in the meantime please do not hesitate to contact me

Yours sincerely

R. Barnett

RICHARD BARNETT
BUILDING SURVEYOR

DIRECT LINE: 0118 9366605
E MAIL rbarnett@romans.co.uk

Cc Laurence Steele – Banner homes

ROMANS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 May, 2003
My ref. JJ/AO/F/2001/5498
Your ref. RB/jw/A02/WT11

Romans professional Services Ltd
4 King Street Lane
Winnersh
Berks
RG41 5AS

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

Dear Mr Barnett

PLANNING APPLICATION F/2001/5498
PROPOSED ERECTION OF 20 DWELLINGS ON LAND AT NOS. 104, 106, 106A AND 108 READING ROAD, WOODLEY

Thank you for your letter of 18 March and enclosed plans. I confirm plans Nos. A01/Wt11/A06A, C06A, D07A, E06A and G06A are now acceptable. However, plan No. F06A for plots 8 & 10 shows these houses still to be about 200mm higher than the approved plan No. AO/WP31/07 (for plot 8) – i.e. at 9.2m.high instead of 9m. high. Please submit a revised plan correcting this.

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

Yours sincerely

AO.

MRS A ODELL
Planning Officer

for
JJ
ppo.

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20 July 2004
My ref: EXC/F/2001/5498
Your ref: LS/dm/2602
File ref: Conditons/104-108 Reading Road, Woodley 2

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

L K Steele
Banner Homes
Riverside House
Hotspur Lane
Wooburn Green
High Wycombe
HP10 0TJ

Dear Mr Steele,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5489, 104-108 READING ROAD, WOODLEY

Thank you for your letter of 11 June regarding conditions 3 and 11 of the above planning permission.

Boundary treatment details, to comply with condition 3 are shown on drawing Nos A02-WT11-006/C and A01-WT11/008/A, received on 15 June 2004. I visited the site last week and saw that these are already in place. However, I do not consider that the treatment of the front boundaries of 108 Reading Road and plot 2 is acceptable. Front boundary treatments in Reading Road generally consist of a combination of low walls and fences, which could be constructed under permitted development rights, and hedges. Railings are not characteristic of the area. The use of railings, combined with their overall height, and the height of the substantial piers results in a conspicuous boundary feature, out of keeping with the character of the area, and this is accentuated by the use of light coloured coping stones. In view of the advanced stage of development I have considered how their impact might be reduced to an acceptable level and suggest that the height of the piers should be reduced to the level of the contrasting brick band and brick coping used, rather than the existing stone. In addition additional hedge or shrub planting behind the wall/railings would soften their appearance.

The 1.8 metre high fencing is generally acceptable, although I note that trellis (but not with the loop top shown on drawing No A01/WT11/008 Rev A) has been added to the fence along the boundary with Frimley Close, which is not indicated on Drawing No A02-WT11/006/C, but has been omitted from the boundary with 102 Reading Road. It the intention is that the fencing should remain as it is currently, the drawings should be revised to reflect this.

The traffic management details shown on the A3 copy of drawing No A02-WT11, received on 15 June 2004 are acceptable.

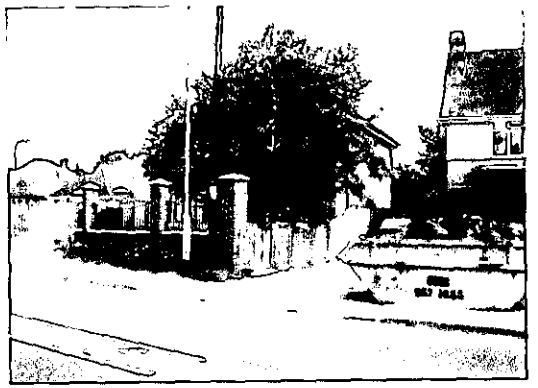
I look forward to hearing from you regarding the boundary treatment. If you have any queries I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control











F/2001/5498
104-108 Reading Road, Woodley
13 July 2004

Date: 24 June 2004

To: Highways

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108, Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: EC

The new plans show the following: Further boundary treatment details in relation to condition 3 (drawing nos: A02-WT11/006 Rev C & A01/WT11/008 Rev A); site parking details in relation to condition 11 (A3 copy of drawing A02-WT11).

Comments are required by 05/07/2004.

Should you have any queries regarding this application please contact the case officer on .

Details satisfy the HA in respect of condition 11.

Adam 25/6/04.

Date: 24 June 2004

To: Case Officer

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108, Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer:

The new plans show the following: Further boundary treatment details in relation to condition 3 (drawing nos: A02-WT11/006 Rev C & A01/WT11/008 Rev A); site parking details in relation to condition 11 (A3 copy of drawing A02-WT11).

Comments are required by 05/07/2004.

Should you have any queries regarding this application please contact the case officer on .

(RING ONE)

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

App. No. F/2001/5498 Date Rec. 15 June 2004

Location: 104-108 Reading Road,

Parish: Woodley

Applicant: Banner Homes

Description of attached plans: Further boundary treatment details in relation to condition 3 (Drawing Nos A02-WT11/0006 Rev C & A01/WT11/008 Rev A); site parking details ~~Paths management plan~~ in relation to condition 11 (A3 copy of Drawing A02-WT11)

Drawing No's:

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways A3 drawing only	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 24.06.04

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5498 Date Rec. 15 June 2004

Location: 104-108 Reading Road,

Parish: Woodley

Applicant: Banner Homes

Description of attached plans: Further boundary treatment details in relation to condition 3 (Drawing Nos A02-WT11/0006 Rev C & A01/INT11/008 Rev A); site parking details & bike management plans in relation to condition 11 (A3 copy of Drawing A02-WT11)

Drawing No's:

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways A3 drawing only	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 24.06.R

Yellow - Case Officer Copy
Green - Part One Copy

BANNER HOMES
building our future
www.bannerhomes.co.uk

RL

PLANNING SERVICES	HPT 79952
POL	TLS
DC EXC	ENF
APP	
CS	
15 JUN 2004	
COPIES TO	ACK
	FILE

Our Ref: LS/dm/2602

11th June 2004

Miss E Circuit
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANS TO MEET CONDITIONS

RP 5498

Dear Miss Circuit

RE: 104-108 READING ROAD, WOODLEY 98
PLANNING PERMISSION REF NO: F/2001/5499

Thank you for your letter dated 7th June 2004.

With reference to the outstanding Condition Nos. 3 & 11, I have pleasure in enclosing Drawings Nos: A02-WT11/006 Revision C and A01/WT11/008 Revision A relating to Condition No. 3 and an A3 size drawing showing the Traffic Management Plan relating to Condition 11.

You will note on Drawing No: A01/WT11/008 that fence and railing treatments are clearly shown in elevation and that the position of the wall and railings is again clearly indicated upon Drawing No: A02-WT11/006.

I would apologise for the omission of these documents from previous correspondence and trust that they now meet with your approval.

I have further pleasure in enclosing a copy of a letter received from the Environment Agency confirming their acceptance of the infiltration rate of the surface water drainage. This letter is copied purely as information for your files following your acceptance for the resolution of Condition No. 16.

I trust that the above enclosed now clears all remaining planning conditions. Should you require any further assistance, please do not hesitate to contact me.

Yours sincerely

L K Steele
Design Manager

Encs

BANNER HOMES LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

LS - fo mp.

14 MAY 2004

ENVIRONMENT AGENCY

Our Ref : FM/2004/001080-1/1
Your Ref : F/2001/5498

Date : 12 May 2004

Banner Homes Limited
Riverside House
Holtspur Lane
Woburn Green
High Wycombe

PLANS TO MEET CONDITIONS
F=5498

Dear Sir/Madam

PROPOSAL: ERECTION OF 20 DWELLINGS AND GARAGING. DEMOLITION OF EXISTING.
ADDRESS: LAND AT 104,106,10A & 108, READING ROAD, WOODLEY ROAD, WOODLEY, READING.

Thank you for your letter dated 24th February 2004, received on 25th February 2004. Please quote the following reference in any correspondence: **fm/2004/1080**. The Environment Agency has the following comments:

Soakaway design

The calculations submitted show an infiltration rate which is acceptable to the environment agency. We therefore recommend discharge of drainage condition.

FURTHER INFORMATION

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

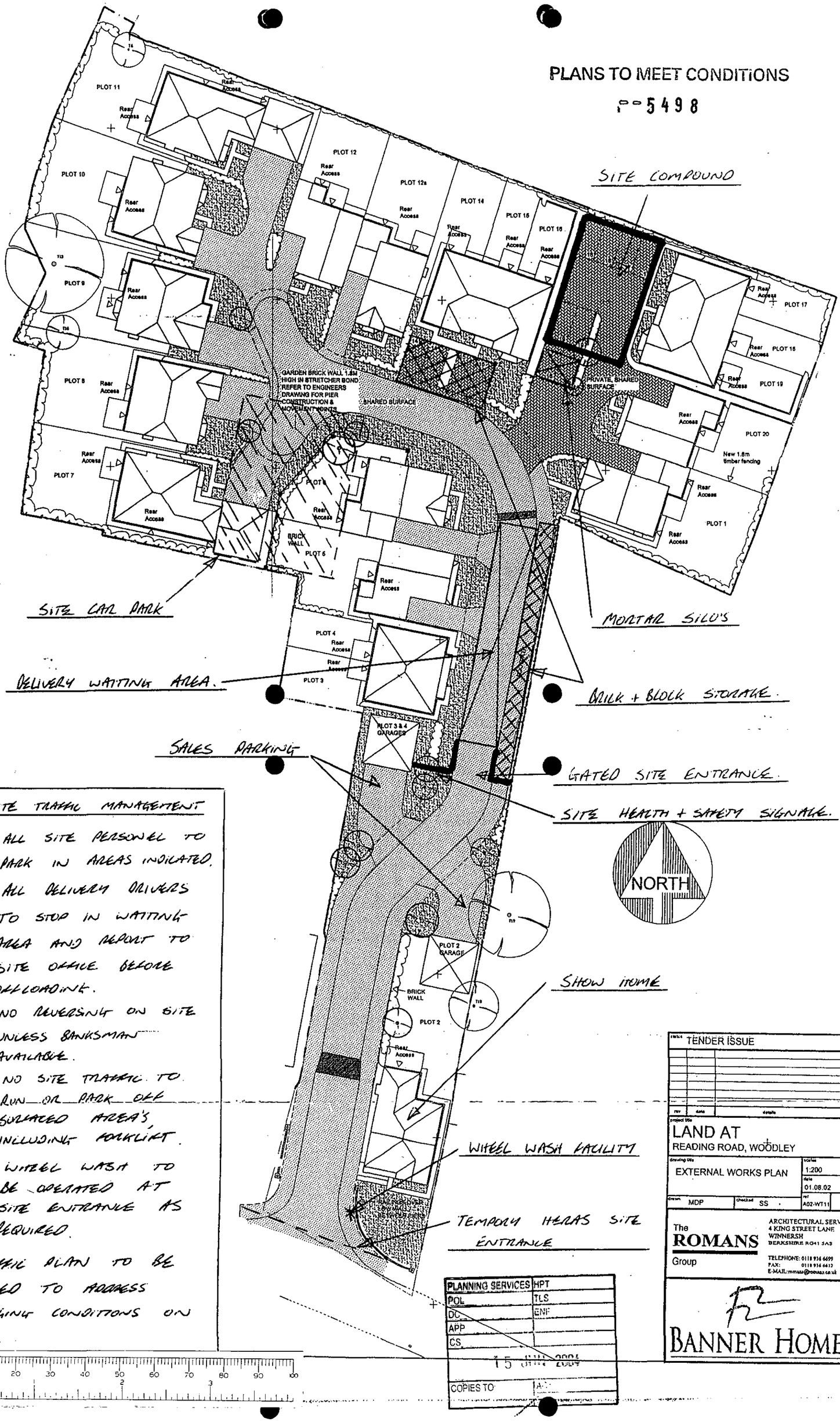
p.p. SARAH PAXMAN
Planning Liaison Officer

Direct Tel: 01276 454 323
Direct Fax: 01276 454 352

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no: 01276 454 300, Fax no: 01276 454 301

PLANS TO MEET CONDITIONS

P-5498



SITE TRAFFIC MANAGEMENT

1 - ALL SITE PERSONEL TO PARK IN AREAS INDICATED.

2 - ALL DELIVERY DRIVERS TO STOP IN WAITING AREA AND REPORT TO SITE OFFICE BEFORE OFFLOADING.

3 - NO REVERSING ON SITE UNLESS BANKSMAN AVAILABLE.

4 - NO SITE TRAFFIC TO RUN OR PARK OFF SURFACED AREA'S, INCLUDING FORKLIFT.

5 - WHEEL WASH TO BE OPERATED AT SITE ENTRANCE AS REQUIRED.

TRAFFIC PLAN TO BE REVISED TO ADDRESS CHANGING CONDITIONS ON SITE.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 [illegible] 2004	
COPIES TO	

issue	TENDER ISSUE		
rev	date	details	drawn

project title
LAND AT
READING ROAD, WOODLEY

drawing title: EXTERNAL WORKS PLAN
scales: 1:200
date: 01.08.02
drawn: MDP
check'ed: SS
ref: A02-WT11
rev:

The ROMANS Group
ARCHITECTURAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE RG41 5AS
TELEPHONE: 0118 934 6699
FAX: 0118 934 6612
E-MAIL: mmass@romans.co.uk

BANNER HOMES

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 7 June 2004
My ref: EXC/F/2001/5498
Your ref: LKS/CAH/2567
File ref: Conditons/104-108 Reading Road, Woodley

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

L K Steele
Banner Homes
Riverside House
Hotspur Lane
Wooburn Green
High Wycombe
HP10 0TJ

Dear Mr Steele,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5489, 104-108 READING ROAD, WOODLEY

I write regarding conditions of the above planning permission.

The details of surface water balancing works, to comply with condition 16 and land drainage works to comply with condition 18, shown on drawing No 446/529208 C, received by the Local Planning Authority on 12 March 2004, together with the details of infiltration tests, which accompanied your letter of 20 February 2004 are acceptable. The details to comply with condition 23 shown on drawing Nos 446/5292/01 E and 446/5292/08 C are also acceptable.

I also note from the file that there are still outstanding details in relation to conditions 3 and 11. These are additional boundary treatment details (condition 3), requested by Jenifer Jackson in her letter of 15 May 2003, and the Traffic Management Plan (condition 11) which was omitted from your letter of 12 March 2003 and requested by Duncan Carty on 10 February 2004.

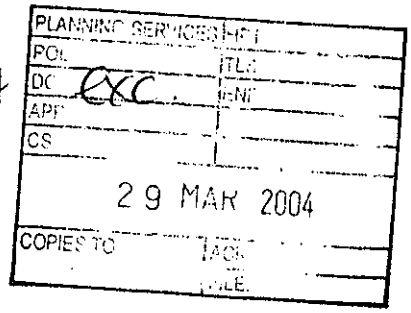
I look forward to hearing from you about these outstanding matters. If you have any queries I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Eng, pl. could you deal
this for me.
Duncan was dealing
Jeni 18/3.

needs letter.



Date: 24 February 2004

To: Highways

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108, Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: Duncan Carty

The new plans show the following: Details to comply with condition 16 - revised calculations for soakaway design.

Comments are required by 08/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

Conditions 16 and 19. can be discharged.

RJ. 26/3/04.

BANNER HOMES
building our future
www.bannerhomes.co.uk

PLANNING SERVICES	HPT 22119
POL	TLS
DC DC	ENF
APP	
CS	
23 FEB 2004	
COPIES TO:	ACK:
	FILE:

20th February 2004

Our Ref: LKS/CAH/2567
Your Ref: F/2001/5498

Mr D Carty
Planning Services
Wokingham District Council
PO Box 157
Shoot End
Wokingham
Berkshire
RG40 1WR

Dear Mr Carty

RE: LAND AT 104, 106, 106A AND 108 READING ROAD, WOODLEY, READING

Thank you for your letter of 10th February 2004 regarding the above development. As requested, I have pleasure in enclosing copies of the infiltration tests regarding the surface water soakaway sewers. The design of the soakaways negate the need for any balancing requirements and, therefore, details of such are not forthcoming.

I have also enclosed copies of your Car-Parks Manager's acceptance of the streetlighting and the schedule of lighting equipment from our designer as requested.

I trust that the above and enclosed satisfy your requests for further information. Should you require any further information, please do not hesitate to contact me.

Yours sincerely

L K Steele
Design Manager

Encs

Cy sent to Highways EA 24/2

BANNER HOMES LIMITED
Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

SOILS

TERRAMECH INVESTIGATIONS LTD

Mobile Phones:
A H Deane: 07860 836 382
D R Deane: 07889 434 928
fax: (0118) 941 8077

Registered Office: 183 LONG LANE, TILEHURST
READING RG31 6YW
phone: (0118) 942 6180
email: contact@terramech.co.uk

1962A-2

7 August, 2002

Mr Gary Biggs
Banner Homes Limited
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe, Bucks
HP10 0TJ



Dear Gary

104-108 READING ROAD - WOODLEY

Having extrapolated the soakaway results for the above, so that our soakaway design programme will accept them, I enclose three copies of the revised calculations for soakaway design based on a rectangular soakaway pit in the area of trial pits 2, 3, 5 and 6.

Yours sincerely

D. R. DEANE MSc FGS
Terramech Investigations Ltd

JOB 1962A
104-108 READING ROAD - WOODLEY

SOAKAWAY DESIGN

Test Pit 1962A/2

Soakaway Design - BRE Digest 365

Site Details

Rainfall ratio:	0.42
Area to be drained (m^2):	100
Region:	England and Wales

Test Pit Details

Depth (m):	2.90
Length (m):	0.90
Width (m):	0.45
Depth (m) to water @ t=0:	1.00
Time (mins) for depth to water = tp75:	551
Time (mins) for depth to water = tp25:	2464

Soakaway Design Details

Depth (m):	3.0
Depth to invert (m):	1.0
Free volume in fill (%):	30
Soakaway type:	Rectangular
Length (m):	10.0
Width (m):	0.6

Soakaway Calculation Details

Soil infiltration rate (m/s):	1.129e-6
Designed Capacity (m^3):	3.60000
Half Empty Time (hours):	20.90

Duration (min)	M10-D (mm)	Inflow (m^3)	Outflow (m^3)	Required Capacity (m^3)	Spare Capacity (%)	Soakaway Large Enough
5	9.163	0.91626	0.00718	0.90908	74.7	Yes
10	12.957	1.29574	0.01436	1.28139	64.4	Yes
15	15.759	1.57594	0.02153	1.55440	56.8	Yes
30	20.088	2.00880	0.04307	1.96573	45.4	Yes
60	24.800	2.48000	0.08614	2.39386	33.5	Yes
120	29.760	2.97600	0.17228	2.80372	22.1	Yes
240	34.830	3.48298	0.34455	3.13842	12.8	Yes
360	38.176	3.81761	0.51683	3.30078	8.3	Yes
600	41.955	4.19549	0.86138	3.33411	7.4	Yes
1440	51.132	5.11315	2.06731	3.04584	15.4	Yes

Pit is large enough for all storms up to 24 Hours
Pit will discharge from full to half volume in less than 24 hours

JOB 1962A

104-108 READING ROAD - WOODLEY

SOAKAWAY DESIGN

Test Pit 1962A/3

Soakaway Design - BRE Digest 365

Site Details

Rainfall ratio:	0.42
Area to be drained (m^2):	100
Region:	England and Wales

Test Pit Details

Depth (m):	3.00
Length (m):	0.90
Width (m):	0.45
Depth (m) to water @ t=0:	0.95
Time (mins) for depth to water = tp75:	800
Time (mins) for depth to water = tp25:	2702

Soakaway Design Details

Depth (m):	3.0
Depth to invert (m):	1.0
Free volume in fill (%):	30
Soakaway type:	Rectangular
Length (m):	10.0
Width (m):	0.6

Soakaway Calculation Details

Soil infiltration rate (m/s):	1.147e-6
Designed Capacity (m^3):	3.60000
Half Empty Time (hours):	20.57

Duration (min)	M10-D (mm)	Inflow (m^3)	Outflow (m^3)	Required Capacity (m^3)	Spare Capacity (%)	Soakaway Large Enough
5	9.163	0.91626	0.00729	0.90896	74.8	Yes
10	12.957	1.29574	0.01458	1.28116	64.4	Yes
15	15.759	1.57594	0.02188	1.55406	56.8	Yes
30	20.088	2.00880	0.04375	1.96505	45.4	Yes
60	24.800	2.48000	0.08751	2.39249	33.5	Yes
120	29.760	2.97600	0.17502	2.80098	22.2	Yes
240	34.830	3.48298	0.35004	3.13294	13.0	Yes
360	38.176	3.81761	0.52506	3.29256	8.5	Yes
600	41.955	4.19549	0.87509	3.32040	7.8	Yes
1440	51.132	5.11315	2.10022	3.01293	16.3	Yes

Pit is large enough for all storms up to 24 Hours
Pit will discharge from full to half volume in less than 24 hours

JOB 1962A

104-108 READING ROAD - WOODLEY

SOAKAWAY DESIGN

Test Pit 1962A/5

Soakaway Design - BRE Digest 365

Site Details

Rainfall ratio:	0.42
Area to be drained (m^2):	75
Region:	England and Wales

Test Pit Details

Depth (m):	3.10
Length (m):	0.90
Width (m):	0.45
Depth (m) to water @ t=0:	0.85
Time (mins) for depth to water = tp75:	1305
Time (mins) for depth to water = tp25:	4088

Soakaway Design Details

Depth (m):	3.0
Depth to invert (m):	1.0
Free volume in fill (%):	30
Soakaway type:	Rectangular
Length (m):	10.0
Width (m):	0.5

Soakaway Calculation Details

Soil infiltration rate (m/s):	7.926e-7
Designed Capacity (m^3):	2.70000
Half Empty Time (hours):	22.64

Duration (min)	M10-D (mm)	Inflow (m^3)	Outflow (m^3)	Required Capacity (m^3)	Spare Capacity (%)	Soakaway Large Enough
5	9.163	0.68719	0.00497	0.68222	74.7	Yes
10	12.957	0.97181	0.00994	0.96187	64.4	Yes
15	15.759	1.18195	0.01491	1.16704	56.8	Yes
30	20.088	1.50660	0.02982	1.47678	45.3	Yes
60	24.800	1.86000	0.05964	1.80036	33.3	Yes
120	29.760	2.23200	0.11927	2.11273	21.8	Yes
240	34.830	2.61223	0.23855	2.37368	12.1	Yes
360	38.176	2.86321	0.35782	2.50539	7.2	Yes
600	41.955	3.14662	0.59637	2.55024	5.5	Yes
1440	51.132	3.83486	1.43130	2.40357	11.0	Yes

Pit is large enough for all storms up to 24 Hours
Pit will discharge from full to half volume in less than 24 hours

JOB 1962A

104-108 READING ROAD - WOODLEY

SOAKAWAY DESIGN

Test Pit 1962A/6

Soakaway Design - BRE Digest 365

Site Details

Rainfall ratio:	0.42
Area to be drained (m^2):	35
Region:	England and Wales

Test Pit Details

Depth (m):	3.00
Length (m):	1.20
Width (m):	0.45
Depth (m) to water @ t=0:	0.95
Time (mins) for depth to water = tp75:	2505
Time (mins) for depth to water = tp25:	8259

Soakaway Design Details

Depth (m):	3.0
Depth to invert (m):	1.0
Free volume in fill (%):	30
Soakaway type:	Rectangular
Length (m):	10.0
Width (m):	0.2

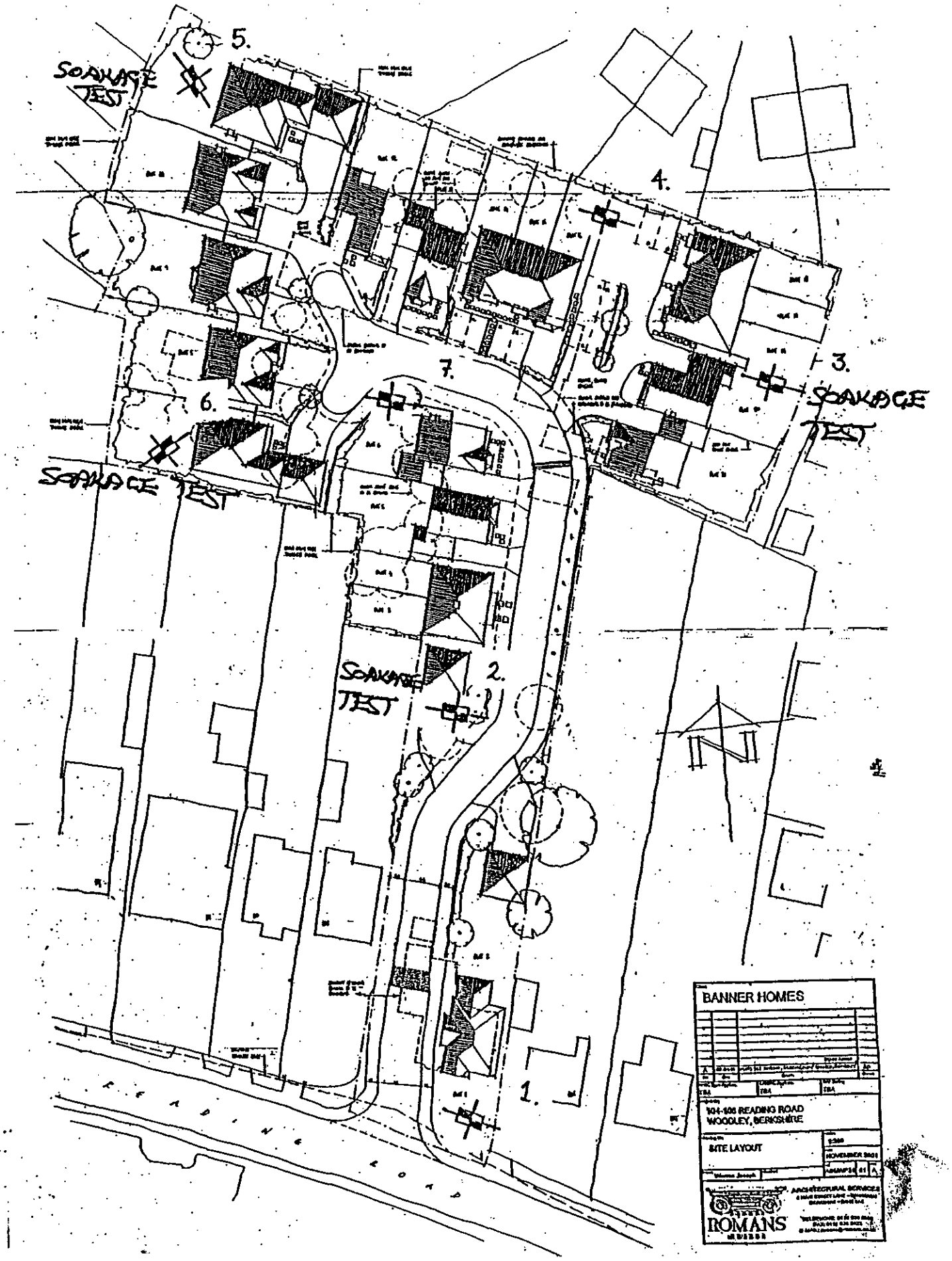
Soakaway Calculation Details

Soil infiltration rate (m/s):	4.087e-7
Designed Capacity (m^3):	1.20000
Half Empty Time (hours):	19.99

Duration (min)	M10-D (mm)	Inflow (m^3)	Outflow (m^3)	Required Capacity (m^3)	Spare Capacity (%)	Soakaway Large Enough
5	9.163	0.32069	0.00250	0.31819	73.5	Yes
10	12.957	0.45351	0.00500	0.44851	62.6	Yes
15	15.759	0.55158	0.00750	0.54407	54.7	Yes
30	20.088	0.70308	0.01501	0.68807	42.7	Yes
60	24.800	0.86800	0.03002	0.83798	30.2	Yes
120	29.760	1.04160	0.06003	0.98157	18.2	Yes
240	34.830	1.21904	0.12007	1.09897	8.4	Yes
360	38.176	1.33616	0.18010	1.15606	3.7	Yes
600	41.955	1.46842	0.30017	1.16825	2.6	Yes
1440	51.132	1.78960	0.72041	1.06920	10.9	Yes

Pit is large enough for all storms up to 24 Hours
Pit will discharge from full to half volume in less than 24 hours

PAGE: 1	JOB 1962A	TRIALPIT LAYOUT
DATE:06.08.02	104-108 READING ROAD - WOODLEY	



Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10th February 2004
My ref: F/2001/5498
Your ref:
File ref:

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

Banner Homes
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe
Bucks. HP10 0TJ

For the attention of Mr Peter Hutson

Dear Mr Hutson,

PROPOSED ERECTION OF 20 DWELLINGS AND GARAGING. DEMOLITION OF THREE DWELLINGS

LAND AT 104, 106, 106A AND 108 READING ROAD, WOODLEY, READING

I refer to your letter received 14th March 2003 with drawing (numbered A02-WT11). The details have been submitted as required by Conditions 11, 12 and 13 of planning permission F/2001/5498 for the above development.

I confirm that the details for the arrangements for the construction period shown on the submitted drawing and indicated in your letter to be acceptable. However, a copy of the Traffic Management Plan, as required by Condition 11, was not received (as indicated by your letter) and I would be grateful if a copy could be provided.

Yours sincerely,

Duncan Carty
Consultant Planner

Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10th February 2004
My ref: F/2001/5498
Your ref:
File ref:

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

Banner Homes
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe
Bucks. HP10 0TJ

For the attention of Mr Lawrence Steele

Dear Mr Steele,

PROPOSED ERECTION OF 20 DWELLINGS AND GARAGING. DEMOLITION OF THREE DWELLINGS

LAND AT 104, 106, 106A AND 108 READING ROAD, WOODLEY, READING

I refer to your letter received 14th March 2003 with drawings (numbered 446/5292/01 Rev. E and 446/5292/08 Rev. C) and report regarding the filled ditch. The details have been submitted as required by Conditions 8, 16, 18, 21, 22 and 23 of planning permission F/2001/5498 for the above development.

I confirm that the details for the slab levels are acceptable. The proposed visibility splays and road markings required at the junction with Reading Road are acceptable. The surface water drainage system is acceptable subject to satisfactory infiltration tests being provided. Notwithstanding the comments of Thames Water Utilities, the balancing details have not been shown and need to be provided. I note the letter from the Car Parks Manager accepting the proposed street lighting. I would be grateful for a copy of these details for our records.

For your information, manholes S8 and S9 need to be adopted by Thames Water Utilities. I have written separately to Mr. Hudson with regard to the requirements of Conditions 11, 12 and 13 of the above planning permission.

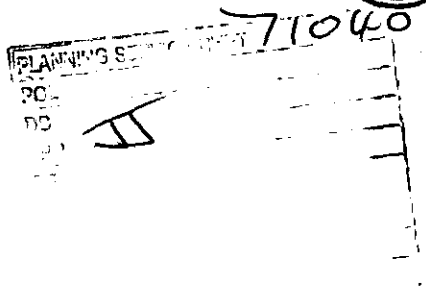
Yours sincerely,

Duncan Carty
Consultant Planner

ENVIRONMENT AGENCY

Our Ref : SP/2002/005223-3/1
Your Ref : F/2001/5498

Date : 10 July 2003



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

Dear Sir/Madam

DEMOLITION OF 3 DWELLINGS AND ERECTION OF 20 DWELLINGS
LAND AT 104, 106, 106a & 108 READING RD, WOODLEY, READING
DETAILS TO COMPLY WITH CONDITION 16 - SURFACE WATER CONTROL

Thank you for your letter dated 20 May 2003 in regard to the above. The Environment Agency has the following comments:

The letter from Banner Homes dated 11th March 2003 incorrectly identifies 'that balancing works are not required for the development'. This conclusion cannot be reached from the enclosed Woods Warren report dated April 200, which outlines only the impacts of an infilled drainage ditch on surface water runoff, both previous to and post development, but does not address surface water runoff from the entire development. In addition approval of the surface water drainage system by Thames Water does not constitute approval of the drainage strategy overall. The principle of surface water source control measures must be approved by the Local Planning Authority with advice from the Environment Agency, not Thames Water as stated.

However in this case, the Environment Agency is satisfied with the surface water drainage system as shown on drawing 446/5292 08C, subject to satisfactory infiltration tests being submitted to the LPA.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

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

Access Officer

Memo

To: Jenifer Jackson

From: Henry Knight

CC: [Click **here** and type name]

Date: 23/05/03

Re: F/2001/5498 – land at 104-108 Reading Rd

Thanks for your memo dated 15/05/03.

The levels shown on your plan appear to be OK.

My aim is to ensure that slab levels and curtilage levels are not significantly different to the extent that they do not allow a level access threshold into the property. This does not appear to be the case based on the levels provided on this plan.

Thanks.

Henry.

Date: 20 May 2003

To: Highways – Steve A.

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108 , Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: Jeni Jackson

The new plans show the following: Plans to comply with conditions 11, 12, 13, 16, 18, 21, 22 & 23 of planning consent F/2001/5498.

Comments are required by 30/05/2002.

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

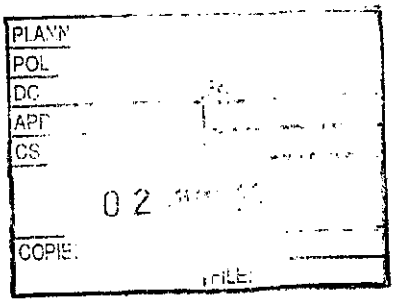
MH's S9 and S8 need to be adopted by Thames Water.

No balancing details are shown

RJ | 28/7/03

Development Control

Memo



To: Highways/Drainage Section

From: Principal Planning Officer - North Area

CC:

Date: 15/05/03

Re: Application F/2001/5498 – land at 104-108 Reading Road, Woodley

---

Attached is a plan (drawing No. 5292/07) received showing the drainage proposals in relation to condition 19 of the above permission. Please can I have your comments on the proposal. I would ask that the plan is returned with your comments as it is the only copy.

Regards,

A Mackson

DRAINAGE CONDITIONS

1. Development shall not begin until surface water sewerage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.
2. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.
3. None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.
4. None of the dwellings shall be occupied until foul drainage works have been provided to serve the development hereby permitted in accordance with details to be submitted to and approved by the District Planning Authority.
5. Details of land drainage works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to the commencement of any development on the site. The work shall be constructed and implemented in accordance with those details.
6. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement on site. RJ 29/5/03

Date: 20 May 2003

To: Case Officer

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108 , Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: Jeni Jackson

The new plans show the following: Plans to comply with conditions 11, 12, 13, 16, 18, 21, 22 & 23 of planning consent F/2001/5498.

Comments are required by 30/05/2002.

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

1970/0102

(RING ONE)

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

App. No. F/2001/5498 Date Rec. 14.3.03

Location: Land at 104, 106, 106a & 108 Reading Road

Parish: Woodley

Applicant: Banner Homes

Description of attached plans: Plans to comply with conditions 11 + 12, 13, 18, 21, 22 + 23. + Condition 16.

Drawing No's:

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways + copy of letter.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency (only re: condition 16 only + letter (+ drainage endorse plan.
engineers report (see letter)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER JJ.

Consultations Sent by Admin. on 20.05.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5498 Date Rec. 14.3.03

Location: Land at 104, 106, 106a & 108 Reading Road

Parish: Woodley

Applicant: Banner Homes

Description of attached plans: Plans to comply with conditions 11 & 12, & 13, 18, 21, 22 & 23. + Condition 16.

Drawing No's:

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways + copy of letter.	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency (only re: + drainage condition 16 only + letter (enclose plan. engineers report (see letter)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y/N From:

New Site Notice Y/N

Revised Proposal Description:

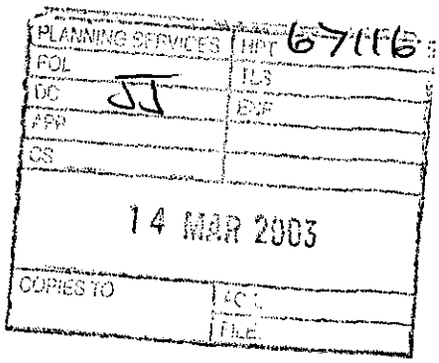
CASE OFFICER JJ.

Consultations Sent by Admin. on 20.05.03

Yellow - Case Officer Copy
Green - Part One Copy

BANNER HOMES
building our name

www.bannerhomes.co.uk



12th March 2003

Our Ref: PH/bm.woodley002

Mrs J Jackson
Wokingham District Council
Civic Offices
Shute End
Woking
Berks
RG40 1WQ

PLANS TO MEET CONDITIONS

5498

Dear Mrs Jackson

Re: 104-108 Reading Road, Woodley, Berkshire
Your Application No: F/2001/5498

Please find below, and the attached response, to conditions 11 and 12 of planning approval for the above development.

Condition 11
Please find the attached Traffic Management Plan.

Condition 12
During the construction phase on site, a wheel wash facility will be placed at the entrance to site. During busy periods on site or during bad weather a road sweeper will also be used. At all times, the site is to be kept in a presentable condition as per our build procedures and this will avoid the deposit of mud and similar debris (including blown litter) onto the adjacent public highways.

I trust the above information is sufficient to clear the conditions, but should you require any further information, please do not hesitate to contact the writer at this office.

I look forward to hearing from you.

Yours sincerely

Peter Hutson
Regional Project Manager

Enc.

cc: Mike Sims
Neville Bailey
Gary Biggs
Marc Coulon
Jim Morrison
Laurence Steele

BANNER CONSTRUCTION LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@banner-homes.co.uk Web: www.banner-homes.co.uk
Registered in England and Wales at the above address no: 01457331

SITE TRAFFIC MANAGEMENT

1 - ALL SITE PERSONEL TO PARK IN AREAS INDICATED.

2 - ALL DELIVERY DRIVERS TO STOP IN WAITING AREA AND REPORT TO SITE OFFICE BEFORE OFFLOADING.

3 - NO REVERSING ON SITE UNLESS BANKSMAN AVAILABLE.

4 - NO SITE TRAFFIC TO RUN OR PARK OFF SURFACED AREA'S, INCLUDING FORKLIFT.

5 - WHEEL WASH TO BE OPERATED AT SITE ENTRANCE AS REQUIRED.

TRAFFIC PLAN TO BE REVISED TO ADDRESS CHANGING CONDITIONS ON SITE.

PLANS TO MEET CONDITIONS 5498 "1

status: TENDER ISSUE

rev	date	details	drawn

project title: LAND AT READING ROAD, WOODLEY

drawing title: EXTERNAL WORKS PLAN

scales: 1:200

date: 01.08.02

drawn: MDP | checked: SS | ref: A02-WT11 | rev:

The ROMANS Group
ARCHITECTURAL SERVICES
4 KING STREET LANE
WINNERSH
BERKSHIRE RG41 5AS
TELEPHONE: 0118 936 6699
FAX: 0118 936 6612
E-MAIL:romans@romans.co.uk

BANNER HOMES

BANNER HOMES
building our future

www.bannerhomes.co.uk

PLANNING SERVICES	HPT 67022
POL	TLS
DC	ENF
APP	
CS	
12 MAR 2003	
COPIES TO	ACK
	FILE

11th March, 2003

Our Ref: LS/CAH/2435

Mrs J Jackson
Woking District Council
Civic Offices
Shute End
Woking
Berkshire
RG40 1WQ

PLANS TO MEET CONDITIONS

5498

Dear Mrs Jackson

RE: 104-108 READING ROAD, WOODLEY, BERKSHIRE
PLANNING APPLICATION REF NO. F/2001/5498

Further to our telephone conversation yesterday, please find enclosed two copies of our Engineer's drawing numbers 5292/01 Rev E and 5292/08 Rev C, which incorporate information that should be sufficient to resolve Condition numbers 21, 22 and 23.

Regarding Condition No. 23, I have highlighted one copy of drawing number 5292/08 Rev C to indicate the previous location of the ditch.

With regard to Condition No. 18, I further enclose a copy letter from your Highways Department regarding the streetlighting which confirms their acceptance of our design. The locations of the lampposts have again been further indicated upon Drawing No. 5292/01 Rev E as enclosed.

I have again instructed my Construction Department to submit information relating to Condition No's 11, 12 and 13. This should be sent out to you under separate cover within the next two days.

Finally, regarding Condition No. 16, I have also enclosed a copy our Engineers Report relating to the effect that surface water would have on the development. The report identifies that balancing works are not required for the development and to confirm this, I enclose a copy of a letter received from Thames Water approving the drainage scheme for the development.

Continued on next page.../

BANNER HOMES LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

I trust that the above information and the enclosed documents clarify the latest position regarding the Conditions and I look forward to receiving your acceptance of such in due course.

Should you need to discuss any of the above matters further, I would only be too happy to do so.

Yours sincerely

L K Steele
Design Manager

Encs

Cc: Paul McCann
Neville Bailey

Eng

5498

INFORMATION TO COMPLY WITH CONDITIONS

Woods Warren
Consulting Engineers

BANNER HOMES LTD

PROPOSED RESIDENTIAL DEVELOPMENT

FILLED DRAINAGE DITCH

104-108 READING ROAD,

WOODLEY

BERKSHIRE

APRIL 2001

MW

PROJECT NO: 10970

Woods Warren Limited
Fletcher House,
Sunrise Parkway, Linford Wood,
Milton Keynes MK14 6QE
Telephone 01908 669898
Facsimile 01908 669899
E mail eng@woodswarren.co.uk
also at:
Monticello House,
45 Russell Square,
London WC1 4JP

Woods Warren Limited
Registered in England No. 2521213
Registered Office: Fletcher House,
Sunrise Parkway, Linford Wood,
Milton Keynes MK14 6QE

CONTENTS

1 INTRODUCTION 3

2 THE OBJECTIONS 3

3 SITE OBSERVATIONS 3

4 FLOODING ISSUES 4

5 PROPOSALS TO MITIGATE FLOODING RISK 5

6 CONCLUSIONS 5

Banner Homes Ltd
Proposed Residential Development
Filled Drainage Ditch
104-108 Reading Road, Woodley, Berkshire
Project No 10970

1 INTRODUCTION

1.1 Woods Warren have been instructed by Banner Homes Ltd to investigate and report on drainage / flooding objections that have been submitted to Wokingham District Council appertaining to the current planning application for residential development.

1.2 This report is based on a visit to the site to ascertain the lie of the land, a conversation with the owner of No 106a Reading Road and a telephone conversation with the planning officer at Wokingham District Council.

1.3 The District Council is seeking assurance that, if a potential flooding problem exists, then the developer has taken this properly into account in the new proposal. This report gives that assurance.

2 THE OBJECTIONS

2.1 Application No F/2001/5498 seeks permission to develop 21 dwellings on land lying behind 100 - 114 Reading Road, Woodley. The objections have been received from adjoining residents in Wroxham Road. Refer to Drw No 10970/SK1 attached.

2.2 The objections relate to a filled ditch that runs along the boundary between No 106a Reading Road (part of the application site) and Nos 8 - 18 Wroxham Road. Residents claim that the developer of Wroxham Road excavated the ditch in order to solve a flooding problem that occurred during the construction period in the early 1950's.

2.3 The planning officer has been shown undated photographs of the ditch showing it full of water.

3 SITE OBSERVATIONS

3.1 The ditch has been filled recently with spoil arising from the excavation for a swimming pool at the rear of No 106a Reading Road. There is no confirmed evidence of the depth of the old ditch, but the spoil now mounded on the line of the ditch would indicate that it may have been approximately 2m wide.

3.2 The fall of the surrounding area is generally towards the south-east and the ditch line lies approximately perpendicular to this. The ditch would therefore only have provided for drainage to the Wroxham Road gardens. The gardens of two properties on Frimley Close that also abut the ditch lie generally downhill and therefore would drain away from the ditch rather than towards it.

3.3 At the south west end of the ditch, there is a short length that has not been filled. There is a 225mm Ø pipe with no headwall at this location that appears to lead away under the adjoining property. The ultimate destination of this pipe, assuming that it has an outfall at all, is unknown.

4 FLOODING ISSUES

4.1 The concerns voiced by the residents of Wroxham Lane must be taken seriously, but must be set against the development of the area during the past 40 to 50 years. Wroxham Lane houses appear on the 1960 edition of the 1:2500 OS Sheets as a completed development. The development therefore took place somewhat over 40 years ago. The report from an elderly resident who has lived there for this entire period is that the area flooded right up almost to the new houses and, as a result, the builder excavated the ditch to relieve the problem. There have been no reported flooding problems since that time, although there is now concern that the filling of the ditch - indeed overfilling as the spoil is actually mounded on the ditch - will mean that the potential for flooding has been resurrected.

4.2 Given the existing falls on the area, it is difficult to understand how flooding of sufficient depth to reach the Wroxham Road houses could accumulate before the collecting water flowed away across the land occupied by Nos 106a and 106 Reading Road. The topographical survey of the site shows No 106a lying over one metre below the rim of the old ditch. It is conceivable, however, that during building operations, stored materials caused this flood route to be blocked allowing the water to build up locally.

4.3 Given that the area that might have drained into the ditch is limited to the gardens of Nos 8 - 22 Wroxham Road, a gross area of approximately 30m x 70m contribute to the ditch (see Drw SK1). The normal "green-field" run-off applied by the Environment Agency in assessing the run-off from undeveloped areas is up to 4 litres / second / hectare. On this basis, the 2100m² running towards the ditch would generate 0.8 litres per second at a frequency of approximately once per annum, which is not a significant flow of water.

5 PROPOSALS TO MITIGATE FLOODING RISK

5.1 The area contributing to the flood problem that occurred during the construction period some 40+ years ago is not known, but with the completion of the development, the area draining to the ditch is now limited to 2100m² and the flood route away to the south, should surface water accumulate, is not obstructed. The risk of flooding to the properties in Wroxham Road is therefore so small as to be negligible.

5.2 Having said this, it is recommended that the following two steps be carried out as part of the new development. These will ensure that the drainage regime that has existed for the past 40 years or so is maintained.

- Reduce the level of the spoil mounded on the old ditch line to match general ground levels.

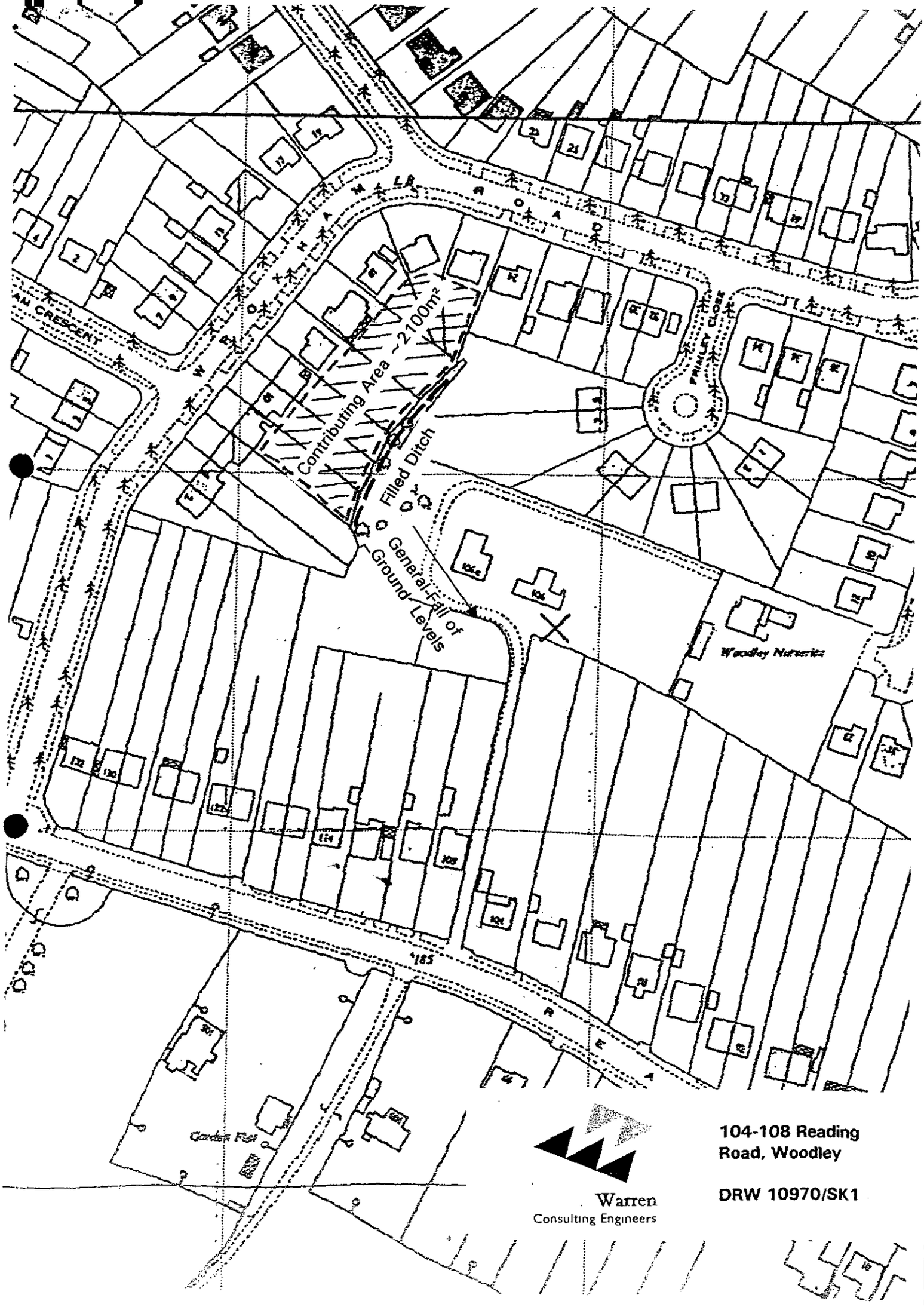
- Excavate a 0.6m wide trench to approximately 1.2m depth along the line of the ditch to form a trench soakaway.

6 CONCLUSIONS

6.1 There is a negligible risk of flooding to the properties in Wroxham Road. The ditch that has been filled is reported to date from the time of the building of these properties, when a flooding problem occurred. The reasons behind this problem would appear from the current lie of the land to have been the result of temporary conditions appertaining to the building work being carried out.

6.2 The filling of the ditch of itself is unlikely to affect the properties in Wroxham Road as the adjacent land, the subject of the planning application, slopes away from the old ditch. However, the mounding of the spoil on the ditch should be reduced so that the area is level with the ground on each side.

6.3 It is always prudent to maintain existing drainage features as far as possible in new developments and to this end it is recommended that a trench soakaway be constructed along the line of the old ditch. This will give the opportunity for infiltration into the ground and provide some storage to prevent storm water accumulating on the surface.



Warren
Consulting Engineers

104-108 Reading Road, Woodley

DRW 10970/SK1

S.38

ce - Curney C.E.

Tel: 0118 974 6325 (Direct Line) Fax: 0118 974 6313
Email: dave.halley@wokingham.gov.uk
Date: 23 July 2002
My ref: DH/DF/2024633
Your ref:
File ref: Street Lighting

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr R J Knee
L&E Consultancy
25 Honey Hill Drive
Deanshanger
Northants MK19 6GF

Dear Mr Knee

RE: DEVELOPMENT AT 106 READING ROAD, WOODLEY
- STREET LIGHTING LAYOUT

Thank you for your letter dated 8th July 2002 and the details of your design.

May I confirm my approval of the design and trust that Banner Homes will include the column positions on their Section 38 Agreement adoption drawings.

Yours sincerely

D. Halley
Car Parks Manager

cc: Mr S N Auton

cc SM 11/11/02

SCHEDULE OF LIGHTING EQUIPMENT

DEVELOPMENT:-

READING ROAD, WOODLEY, BERKS.
(SECTION 38 WORKS)

A. ON NEW ADOPTABLE ROADS/FOOTWAYS

NEW COLUMN NO.(S)	1 to 6	5 metre Mounting Height
COLUMN TYPE	A	Side Entry (0.3 m projection)
COLUMN PROTECTION	Galvanised	G1 (+ on site paint treatment)
LANTERN TYPE	Riga	50 watt SON/T Plus Lamp
SWITCHING	P.E.C	One Part Photo Electric Cell

B. ON EXISTING ROADS

NEW COLUMN NO.(S)	7	8 metre Mounting Height
COLUMN TYPE	B	Side Entry (1.0 m projection)
COLUMN PROTECTION	Galvanised	G1 (+ on site paint treatment)
LANTERN TYPE	Riviera 1	100 watt SON/T Plus Lamp
SWITCHING	P.E.C	One Part Photo Electric Cell

C. MISCELLANEOUS REQUIREMENTS

1. All columns will be fitted with fully electronic one part Photo electric cells manufactured by:- Royce Thompson Ltd. cat. no. Oasis 1000
2. All columns to be galvanised and protected against corrosion with G1 root treatment.
3. Columns shall be painted in accordance with Appendix 19/4
4. Columns shall be fitted with a double pole fused maintenance isolator.
5. All columns shall be connected to the Regional Electricity Suppliers distribution network.

Note:
All works are to be to 'Specification for Highway Works' published by HMSO as amended and extended by the specification provided.

Date of Issue:- **05 July 2002**

Development Control

Memo

To: Highways/Drainage Section

From: Principal Planning Officer - North Area

CC:

Date: 15/05/03

Re: Application F/2001/5498 – land at 104-108 Reading Road, Woodley

---

Attached is a plan (drawing No. 5292/07) received showing the drainage proposals in relation to condition 19 of the above permission. Please can I have your comments on the proposal. I would ask that the plan is returned with your comments as it is the only copy.

Regards,

Jenifer Jackson

Principal Planning Officer - North Area

Development Control

Memo

To: Access Officer (Building Control)

From: Principal Planning Officer - North Area

CC:

Date: 15/05/03

Re: Application F/2001/5498 – land at 104-108 Reading Road, Woodley

---

Attached is a plan (drawing No. 5292/08) received showing the slab levels in relation to condition 8 of the above permission. Please can I have your comments on the proposal. I would ask that the plan is returned with your comments as it is the only copy.

Regards,

JJ

Jenifer Jackson

Principal Planning Officer - North Area

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. 15 May 2003
My ref. JJ/F/2001/5498
Your ref. LKS/CAH/2388

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

Banner Homes Limited
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe
BUCKS
HP10 0TJ

FAO L K Steele/G Biggs

Dear Sirs,

RE: APPLICATION NO. F/2001/5498 – LAND AT 104-108 READING ROAD, WOODLEY.

Thank you for your letter of 30 October 2002 in relation to clearance of conditions on the above application.

I can confirm that the Council has agreed details in relation to conditions 2, 14, 15 and 17 of the permission. I have forwarded details in relation to conditions 8 and 19 to the relevant Officer for comment and will respond to you direct on these matters as soon as possible.

Drawing No. A02-WT11 shows the external works proposed including the boundary treatments (condition 3) and the external lighting (condition 18). The external lighting as shown on that drawing is acceptable and this letter may be taken as confirmation of same. As regards the boundary treatments, I am satisfied that the proposed 1.8 metre fencing is acceptable. I am not prepared to accept the proposed 1.8 metre fence with looped trellis on top or the railings and low walls proposed as an entrance detail without seeing elevation drawings of these elements. The approved plans do not show any entrance feature at all to the application site and I shall have to consider the proposal in relation to the street scene.

I refer you also to my letter to Mr Biggs dated 6 March 2003 regarding the conditions outstanding on this site and also the letter to your agents, Roman Professional Services, of yesterdays date in respect of the height of the proposed dwellings. I look forward to receiving the required details from you.

I trust that the above is of assistance.

Yours faithfully,

Mrs J Jackson
Principal Planning Officer - North Area
cc: Enforcement Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 May, 2003
My ref. JJ/AO/F/2001/5498
Your ref. LKS/CAH/2388

Banner Homes Ltd
Riverside House, Holtspur Lane
Wooburn Green
High Wycombe, Bucks
HP10 0TJ

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

Dear Mr Steele

PLANNING APPLICATION F/2001/5498
PROPOSED ERECTION OF 20 DWELLINGS ON LAND AT NOS. 104, 106, 106A AND 108 READING ROAD, WOODLEY – CONDITIONS 14 AND 15 – LANDSCAPING AND TREE PROTECTION

I refer to the plans submitted by Terra Firma drawings Nos. 777-101B & 103C. I confirm the details shown on the plans are acceptable for compliance with the above conditions.

Yours sincerely

Ao

MRS A ODELL
Planning Officer

for JJ

ppa

Thames Water

Mr. K R Strong

Gurney Consultng Engineers
Hallmark House
10-12 St. Johns Road
Woking
Surrey
GU21 7SE

Developer Services Waste - Provinces

Your ref 5292-019-KRS-deb
Our ref RDG/NC3/WN/GM/10-19130
Name Glenn Mills
Phone 0118 923 6602
Fax 0118 923 6613
E-Mail glenn.mills@thameswater.co.uk

4th March 2003

WATER INDUSTRY ACT 1991 SECTION 104 AGREEMENT, 104-108 READING ROAD, WOODLEY, WOKINGHAM.

Dear Mr. Strong,

Thank you for your letter and enclosures of 28th February 2003 in respect of the sewer diversion to serve the above development.

The discussions on site and your subsequent proposal appear satisfactory. Would you therefore kindly add the easement for the diversion and indicate on the drawing removable fence sections to permit access for future maintenance. Upon receipt of the above I will then be able to accept the development for a section 104 agreement as defined in our Martin Casemores letter of 25th January 2003.

Yours Sincerely,

Glenn Mills,
Development Engineer.

05 MAR 2003	FOR INFO
ACTION BY.....	RST
	GM 2
REPLY TO.....	
	ICD
DATE.....	KS
JOB No. 5292	

Thames Water Utilities Ltd.
1st Floor, Blake House
Manor Farm Road
Reading RG2 0JN
T 0118 923 6606
F 0118 923 6613
I www.thames-water.com

Registered in England and Wales No. 2366661, Registered office Clearwater Court, Vastern Road, Reading, Berks. RG1 8DB

RWE GROUP

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. Jenifer.Jackson@wokingham.gov.uk

Date. 6 March 2003

My ref. JCJ/F/2001/5498

Your ref. GJB/CAH/2871

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

Mr G Biggs
Banner Homes Limited
Riverside House
Holtspur Lane
Wooburn Green
High Wycombe
BUCKS HP10 0TJ

Dear Mr Biggs,

RE: APPLICATION NO. F/2001/5498 – 104 TO 108 READING ROAD, WOODLEY.

Thank you for your letter dated 20 January and received on 22 January 2003, in relation to the above planning application. I apologise for the delay in responding, this is due to high levels of work together with staff shortage currently being experienced within development control.

I would advise that the details and copy licence submitted in relation to condition 17 of the planning permission is acceptable and this letter may be taken as confirmation of same. I note that the licence runs for a period from 16 January to 31 March 2003.

I note the content of your letter dated 30 October 2002 and the information supplied in relation to conditions 3, 8, 10 and 19. I have also received a landscaping scheme in relation to conditions 14 and 15. However, I note that no details have yet been submitted in relation to conditions 9, 11, 12, 13, 21, 22 and 23 and these are all required to be complied with prior to commencement of development. I would also advise that the details of surface water balancing works sent to Thames Water should be copied to me and that details of the position, height, design and intensity of the proposed external lighting covered by condition 18 are still required to be submitted prior to commencement.

I would therefore request that the outstanding details required be submitted at the earliest opportunity in order that the matters may be progressed as a whole. I understand from your agents that work has already commenced in site and, therefore, currently you are in breach of the above stated conditions. I would advise that I will now pass this matter on to the Enforcement Officer to progress.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer – North Area

cc: Enforcement Officer

Date: 17 February 2003 18 FEB 2003

To: Landscape & Trees

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108 , Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: Angela Odell

The new plans show the following: Landscaping and tree protection to comply with conditions. Drawing nos: 777-101B & 777-103C.

Comments are required by 27/02/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

The details are acceptable.

Neil Etheridge

6/5/03.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 23.1.03

TO: ~~[illegible]~~ L K Steele.

FROM: Angela Odell. **Planning Services.** tel: 0118 974 6445

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01628 536201

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 104-108 Reading Rd. F/2001/5498.

NOTES:
your letter of 30/10 re: conditions. Please telephone me either today before 11.45am or next week to go through these. (Trevor asked me to deal with them).

BANNER HOMES
building our future
www.bannerhomes.co.uk

PLANNING	RPT 65242
POL	TLS
DC NL	
APP	
CS	
22 JAN 2003	
COPIES TO	ACK
	FILE:

20th January 2003

Our Ref: GJB/CAH/2871

Chief Planning Officer
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WQ

Dear Sir

RE: PLANNING PERMISSION NO: F/2001/5498
LAND AT 104-108 READING ROAD, WOODLEY, BERKSHIRE

In accordance with Condition 17 of our planning permission, I have pleasure in enclosing for your information a copy of DEFRA Licence No. WLF019536.

Please note that the attached Licence also includes a copy of the original bat survey carried out by our Environmental Specialist, Halburn Consultants.

I trust the above meets with your approval and look forward to receiving your confirmation of the same in due course.

Yours faithfully

Gary Biggs

Gary Biggs
Technical Manager

Encs

BANNER HOMES LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

defra
Department for Environment Food and Rural Affairs

KEN WINDSOR
LICENSING AND POLICY SUPPORT OFFICER
EUROPEAN WILDLIFE DIVISION

DEPARTMENT FOR ENVIRONMENT
FOOD AND RURAL AFFAIRS
RM 1/08
TEMPLE QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY
BRISTOL
BS1 6EB

DIRECT LINE: 0117 372 8903
FAX: 0117 372 8182
GTN CODE: 1371
E-MAIL: Ken.Windsor@defra.gsi.gov.uk

WEB SITE: www.defra.gov.uk

63799

FCI	
NV	ENF
APP	
CS	
25 NOV 2002	
COPIES TO	

Wokingham District Council
Planning Department
CIVIC OFFICES
Shute End
Wokingham
RG40 1BN

OUR REF: WLF 28/2/882

28 NOVEMBER 2002

Dear Sir/Madam

DEVELOPMENTS WHICH AFFECT EUROPEAN PROTECTED SPECIES
SITE: 104, 106, 106A READING ROAD, WOODLEY, BERKSHIRE.
APPLICATION NO: F/2001/5498

I refer to the Department's letter of 25th October requesting information in order to determine a licence application for the disturbance of European Protected Species.

I should be grateful if you would supply me a copy of the report to the Planning Committee on the application and the note of the meeting at which the application was decided. If an application was decided by an officer rather than Committee then equivalent documentation will suffice. **Could you let me have the papers within 5 working days of the date of this letter so that we can continue to process this already delayed licence application.**

If you wish to discuss this request please contact me on the above number. **Please quote our reference number when responding**, as delays may be possible if we are unable to match the papers to the relevant file.

Yours faithfully

pp KEN WINDSOR

INVESTOR IN PEOPLE

KEN WINDSOR
LICENSING OFFICER
EUROPEAN WILDLIFE DIVISION

DEPARTMENT FOR ENVIRONMENT,
FOOD AND RURAL AFFAIRS
RM 1/08
TEMPLE QUAY HOUSE
2 THE SQUARE
TEMPLE QUAY
BRISTOL
BS1 6EB

DIRECT LINE: 0117 372 8903
FAX: 0117 372 8182
GTN CODE: 1371
E-MAIL: Ken.Windsor@.defra.gsi.gov.uk

Our ref: WLF 28/2/873

16 JANUARY 2003

Mr Martin Richard Love
Halburn Consultants
4 The Cherries
Rookwood Road
West Wittering
West Sussex
PO20 8LT

COPY

Dear Mr Love

CONSERVATION (NATURAL HABITATS, & c.) REGULATIONS 1994
LICENCE APPLICATION IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES: BATS
SITE: 104, 106 & 106A, READING ROAD, WOODLEY, BERKSHIRE (SU 757 737).

I refer to your application for a licence in respect of the above named species and development.

I can inform you that the Department is satisfied that your application meets the purposes of ' imperative reasons of overriding public interest' as set out in regulation 44(2)(e). The Department is also satisfied that there is no satisfactory alternative, regulation 44(3)(a), and the action authorised will not be detrimental to the maintenance of the population at a favourable conservation status in their natural range, regulation 44(3)(b). I therefore enclose a licence numbered WLF 019536.

Amendments to Method Statement

If, during the licensed period you wish to amend the Method Statement, you should write to the Department detailing the changes and supplying 3 copies of your Method Statement document which should include the revisions. One copy will be sent to English Nature for their comments. One copy will be retained with the file and the other copy will be attached a revised licence when it is issued. It is essential that amended plans to take account of the revisions are also included and that they do not exceed A3 in size.

Extension to Licence Period

If you wish to extend the licensed period you should write to the Department stating why it is necessary to extend the extend the licence, what additional time is required, and submit a revised Method Statement, if necessary, as a consequence of any delays and revised timing. If, however, the licence is allowed to expire and there is further work required in respect of European protected species a new application will have to be submitted to the Department together with a new Method

Statement and making reference to the previous licence and our file reference.

Change of Licensee

Please write to the Department stating that you are content to assign the licence to another named individual together with details of their relevant experience in respect of the species concerned, or details of previous licences held. Subject to the approval of that person by English Nature, a new licence will be issued.

Expired Licences

On expiry of a licence a report should be submitted to the Secretary of State within 14 days detailing the activities that were carried out under the licence and the number of animals captured, disturbed, kept or transported.

Please quote our file reference when making enquiries about this licence.

Yours sincerely



IP **KEN WINDSOR**
LICENSING OFFICER

defra

Department for Environment, Food and Rural Affairs

Licence Number: WLF 019536

File Ref: WLF 28/2/873

THE CONSERVATION (NATURAL HABITATS, &c.) REGULATIONS 1994

LICENCE ISSUED UNDER REGULATION 44(1) IN RESPECT OF CERTAIN EUROPEAN PROTECTED SPECIES

---- BATS—

Introduction

The Secretary of State for Environment, Food and Rural Affairs, after consultation with English Nature, is satisfied that:-

(A) this licence should be granted for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest, and

(B) there is no satisfactory alternative, and the action authorised by this licence will not be detrimental to the maintenance of the population of Brown long eared bat at a favourable conservation status in their natural range.

Licence

The Secretary of State, in exercise of the powers conferred on him by regulations 44 and 45 of the Conservation (Natural Habitats, &c.) Regulations 1994, hereby grants to **Mr Martin Richard Love** ("the Licensee") of **Halburn Consultants, 4 The Cherries, Rookwood Road, West Wittering, West Sussex, PO20 8LT**, a licence in respect of animals of the species known as **BROWN LONG EARED BAT *(Plecotus auritus)*.** This licence authorises the following:

(a) capture

(b) damage or destruction of breeding sites or resting places;

This licence is subject to the terms and conditions set out below.

Terms and Conditions

1. This licence shall be valid from **16th January 2003** to **31st March 2003.**

2. Under this licence no more than **100** bats may be caught or disturbed.

3. This licence may be modified or revoked at any time.

4. This licence extends to the Licensee's servants and agents.

5. This licence is granted solely in respect of activities in connection with the **DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 20 DWELLINGS** at ***104, 106 & 106A, READING ROAD, WOODLEY, BERKSHIRE (SU 757 737).***

6. This licence is granted subject to the licensee, including his or her servant and the named agent, adhering to the terms and conditions of the mitigation scheme agreed between the licensee and English Nature and appended to this licence.

7. The Licensee shall monitor any translocated populations and/or habitats created to the extent necessary to allow an assessment of the success of the mitigation scheme.

8. While engaged in the activities to which this licence applies, the clerk of works, site manager or other suitable representative of the Licensee shall make a copy of the licence available for inspection on each site where the activities are taking place, and shall produce it on demand to any constable or an officer of English Nature.

9. No agent of the Licensee shall carry out any of the activities to which this licence applies unless authorised in writing by **Mr Martin Richard Love** appointing them the Licensee's agent. The agent shall make a copy of the authorisation available for and shall produce it on demand to any constable or officer of English Nature.

10. All activities authorised by this licence, and all equipment used in connection herewith shall be carried out, constructed and maintained (as the case may be) so as to avoid cruelty, unnecessary injury or distress to any species of **bat**.

11. The Licensee shall, within 14 days of the expiry of the licence, send a written report to the Secretary of State describing the activities carried out in pursuance of this licence.

Signed

KEVIN RYE
LICENSING MANAGER
Authorised by the Secretary of State for Environment,
Food and Rural Affairs to sign on his behalf.

16 January 2003

Department for Environment,
Food and Rural Affairs
European Wildlife Division
Species Conservation Branch
Rm 1/08, Temple Quay House,
2 The Square,
Temple Quay, Bristol, BS1 6EB

NOTES (1 to 5).

1. This licence is granted for the period specified and subject to compliance with the conditions specified. Anything done other than in accordance with the terms of this licence may constitute an offence.

2. This licence applies only to **BROWN LONG EARED BAT** ***(Plecotus auritus)*** and no other species.

3. It is an offence to make false statements (etc.) or furnish documents or information known by the applicant to be false in a material particular.

4. Bodies corporate and their directors/secretaries are liable for offences under the 1994 Regulations.

5. This licence is subject to the Environmental Information Regulations 1992.

6. The Department advises that where any individual is likely to come into contact with a bat in the operation of this licence, they should ensure that they wear suitable clothing and gloves and have been vaccinated against European Bat Lyssavirus (EBL).

Method statement

A Contents

B Introduction 1
C Survey and site assessment 1
D Impact assessment 3
E Mitigation and compensation 4
F Summary 6
G References 7
H Annexes 7

B Introduction

B1 Background to development

The three buildings comprise of one two story detached house no. 104 fronting on to Reading Road, Woodley Berkshire, with the other two properties, both bungalows nos. 106 &106a set back from the road. All three structures are to be demolished to make way for the construction of 20 dwellings on the site.

B2 Consideration of alternative solutions

As the properties are to be demolished under planning consent no F/2001/5498 from Wokingham District Council there are no alternative solutions available.

C Survey and site assessment

[See attached report for details]

C1 Pre-existing information on species at survey site

None known. Condition 17 of the above planning consent required a bat survey to be carried out and appropriate licenses obtained.

C2 Status of species at survey site

Bungalow 106 only showed signs of bat use. These signs consisted of bat droppings adjacent to the ridge of the southerly gable end of this building. These droppings were fresh and considered to be from Brown Long-eared bats *Plecotus auritus*, no bats were present at the time of the survey. No evidence of bat activity was noted in buildings nos. 104 or 106a.

C3 Objectives of survey

To establish if any of the buildings supported bat roosts.

C4 Survey area

The survey area covered the buildings and land noted in the planning consent and included the vegetation, trees etc.

C5 Habitat description

The surrounding land consists of urban development with large gardens and trees. The development will not to affect the land bordering the site. Bat flight lines or feeding areas should not be affected.

C6 Field survey

C6.1 Methods

Internal and external search of all buildings and surroundings for signs of bat use.

C6.2 Timing

Building and site survey on 5th September 2002

C6.3 Weather conditions

Good. Dry and sunny

C6.4 Personnel

The survey was carried out by Martin Love, English Nature License No: 20011379.

C7 Results

Building 106 had bat droppings below the ridge beam and adjacent to the southern gable end wall. The probable access point is at the apex of this gable end wall.

No evidence of bat activity was noted in the other two buildings nos. 104 & 106a.

C8 Interpretation and evaluation

C8.1 Presence or absence

The survey indicated that only building no. 106 was in use by bats.

No evidence of bat use was noted in buildings 104 & 106a

C8.2 Population size class assessment

No bats were found at the time of the survey but it is estimated that between 10 or 20 bats have used this building as a maternity roost.

C8.3 Site status assessment

The site is believed to include a summer roost, probably a maternity roost in the one building only. The construction of the buildings suggest that they are unlikely to be suitable for hibernation.

C8.4 Constraints

the bat roost is sensitive to disturbance during the summer roost period, approximately April to September inclusive. Outside of this period the buildings are unlikely to be used by bats, however the demolition of these buildings and particularly the removal of the ridge over the enclosed roof space of no. 106 will be attended by a Licensed Bat Warden.

C9 Map

Existing Site Layout. Untitled

C10 Photographs

[see attached survey report for photo of no. 104]

D Impact assessment

D1 Pre- and mid-development impacts

No impacts are likely before development. The mid term demolition of the buildings will remove the roost in no. 106 which in the unlikely event of bats being present when demolition commences will require the protection of any bats found. Alternative temporary accommodation may be required in the form of purpose supplied hibernation boxes.

D2 Long-term impacts

These will be minimised by the provision of bat access facilities into at least one of the replacement buildings which will be in the vicinity of the present building no. 106. Bat navigation routes will not be compromised and could be enhanced.

D3 Post-development impacts

None envisaged.

D4 Other impacts

None

D5 Summary of impacts at the site level

Loss of existing roost site during demolition of the existing buildings. Any bats found at the time of the demolition will be protected until it is safe to release them in the immediate vicinity. Bat hibernation and or roost boxes will be installed to accommodate bats if reconstruction overlaps with the following breeding season. Facilities to accommodate bats in the replacement buildings will be installed.

D6 Summary of impacts in a wider context

No impacts envisaged for surrounding areas.

D7 Map to show impacts

[attached]

E Mitigation and compensation

E1 Mitigation strategy

Demolition of the buildings will take place over the winter period (November 2002 and March 2003 inclusive) when the bats should be away in hibernation.

The roof spaces will be checked before demolition commences for the presence of bats by a Licensed Bat Warden.

The removal of key structures from each of the buildings i.e. roof tiles and any hanging tiles or cladding, flashing around chimneys and soffit / barge boards will be supervised by the Bat Warden. Any open wall cavities will be inspected for the presence of bats by the Bat Warden.

Any bats found will be kept safely for the day or for as long as is necessary to prevent them returning into a hazardous environment. The bats will be released close to the original roost site when it is safe to do so.

E2 Replacement roost selection

E2.1 Existing species status

[not relevant for this site]

E2.2 Location, ownership and status

[not relevant for this site]

E2.3 Habitat description, size and boundaries

[not relevant for this site]

E3 Habitat creation, restoration and enhancement

E3.1 Terrestrial habitats

[not relevant for this site]

E3.2 Integration with roads and other hard landscapes

[not relevant for this site]

E3.3 Integration with other species and habitat requirements

[not relevant for this site]

E4 Capture and exclusion

E4.1 Timing, methods, layout of capture and exclusion

Exclusion is not feasible for this site as there are many potential bat access points. Capture will be as described in E1 above. A hand net will be employed as necessary.

E5 Post-development site safeguard

E5.1 Habitat management and maintenance

Facilities will be incorporated into the fabric of the replacement building type 'H' plots 14,15,16 a block of three terraced dwellings for bats to re-colonise the new buildings. Access will be provided by installing ventilated ridge tiles with fly screens removed. Access will be provided at the eaves by leaving a gap of at least 15mm to allow access to the roof space.

E5.2 Population monitoring

Four monitoring visits at six month intervals will made following the completion of the development to assess the use of the new buildings by bats.

E5.3 Mechanism for ensuring delivery

The demolition, installation of the bat access facilities and subsequent monitoring will be supervised by a Licensed Bat Warden as above.

E6 Work schedule

Work on demolishing the existing buildings is scheduled to start as soon as a license is granted after the 1st November 2002.

Reconstruction is scheduled to commence as soon as the site is cleared and is expected to be complete by the autumn of 2003.

E7 Map showing location of replacement roost

[not relevant for this site]

E8 Map showing capture and exclusion works

[not relevant for this site]

E9 Map showing habitat creation, restoration and enhancement

[not relevant for this site]

E10 Map showing post-development management

External Works Plan A02-WT11
House type H Elevations AO1/WT11/H03

E11 Diagram showing capture and exclusion apparatus

[not relevant for this site]

F Summary

F1 Summary of development and mitigation

These three buildings are scheduled for demolition under planning application consent F/2001/5498 from Wokingham District Council. The demolition will take place during the period November 2002 to March 2003 to avoid the bat breeding season.

In case bats are found to have remained within the building when demolition commences a Licensed Bat Warden will be present when the most sensitive sections are removed. Any bats captured will be released as soon as it is safe to do so in or near the site.

The bat friendly facilities to be installed in the replacement buildings will provide potential roosts for the bats to reuse.

G References

H Annexes

H1 Management and maintenance plan

H2 Planning documents

Planning Consent F/2001/5498

H3 Pre-existing survey reports

Bat Survey at 104, 106 and 106a Reading Road, Woodley
5th September 2002. Martin Love. Halburn Consultants

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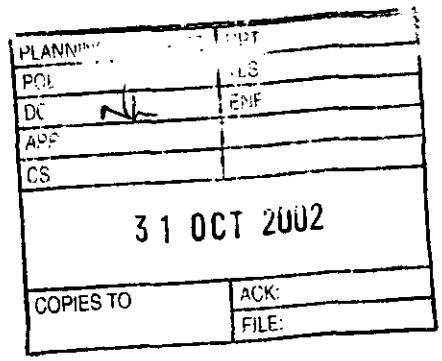
www.bannerhomes.co.uk

30th October, 2002



Our Ref: LKS/CAH/2388

Mr T Watson
Wokingham District Council
Civic Offices
Shute End
Woking
Berkshire
RG40 1WQ

Dear Sir

RE: 104-108 READING ROAD, WOODLEY, BERKSHIRE

We are due to commence construction of the above development within the next eight weeks. The Application, I believe is awaiting signature of the Section 106 Agreement before a final decision is given. The Application Reference No. is F/2001/5498.

With the above in mind, I write to submit information in order to resolve the draft conditions attached to the Planning Consent. I will deal with the Conditions in the order that they appear on the Planning Consent, although I have not specifically dealt with Conditions which do not require your formal approval.

Condition No. 2 — I would confirm that we are currently arranging samples prior to submitting them to you during the course of next week.

by letter 13/2/03

Condition No. 3 — I enclose a copy of our External Works Drawing for the development (Drawing No. A02-WT11) which indicates all of the boundary treatments we are proposing. I would ask you to note our proposals for the road frontage boundaries as indicated on the drawing.

Condition No. 8 — I enclose a copy of our Engineers levels plan (Drawing No. 5292/07) which fully details all proposed slab levels for the proposed units.

Condition No. 10 — I can confirm that the Cable TV company for the area has been contacted with a request for their ducting to be supplied to site for our groundworkers to install all necessary ducting from the site boundary to the service entry point into each unit. All ducting will be concealed below ground.

Continued on next page.../

BANNER HOMES LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

Condition No. 11	Our Construction Department has been instructed to submit details direct to yourselves in relation to provision of site traffic and off-loading of materials.
Condition No. 12	Our Construction Department has been instructed to contact you separately regarding the submission of details to prevent the deposit of mud and similar debris on the adjacent highways,
Condition No. 15	I will arrange for our Landscape Architects, Terrafirma, to prepare a Tree Protection Plan in accordance with the requirements of this condition and for it to be submitted to you under separate cover.
Condition No. 16	Due to the minimal amount of surface water discharge being drained to the public sewer, surface water attenuation is, therefore, deemed as not being required. Surface water from the houses is to be drained to soakaways as the enclosed drainage plan (Drawing No 5292/08) indicates. Full drainage details have been submitted to Thames Water for approval of the drainage under Section the 104 Agreement.
Condition No. 17	A Bat Survey has already been completed by our Bat Specialist, Martin Love that indicates the presence of bats. The Licence has been applied for from English Nature. A copy of this and the bat survey shall be submitted to you under separate cover when received.
Condition No. 18	Upon the enclosed external works drawing (Drawing No. A02-W11). I have highlighted the locations of external lighting fixed to the buildings. I would also confirm that lighting fixed to buildings will be at a height of 2.2metres from the adjacent ground level in each instance. I will arrange for our Project Engineers, Gurney Consulting Engineers, to submit their details indicating street lamp proposals.
Condition No. 19	I enclose a copy of our drainage layout (Drawing No. 5292/08) which indicates all of the site drainage details. I have instructed my Construction Department to submit details to you regarding a date as to when the drainage works shall be brought into use.
Condition No. 21	I will arrange for our Project Engineers, Gurney Consulting Engineers, to prepare a fully detailed scheme to indicate the alteration and additional highway markings required to the carriageway of Reading Road at the point of access and for it to be submitted to you under separate cover.

Continued on next page.../

Condition No. 22 — I will arrange for our Project Engineers, Gurney Consulting Engineers, to prepare a full set of details relating to the provision of visibility splays of 4.5metres x 90metres at the junction with Reading Road and for it to be submitted to you under separate cover.

Condition No. 23 — I will arrange for our Project Engineers, Gurney Consulting Engineers, to submit details under separate cover relating to the levelling of the raised land at the previous location of the ditch, together with a formation of a trench soakaway.

I trust that the above pack of information is sufficient to enable you to assess and clear some of the conditions attached to the forthcoming planning decision, but should you require any further assistance, please do not hesitate to contact me on the telephone number or address shown. Alternative, if you would like to meet on site to discuss the various proposals, I would ask you to contact me so that an appropriate time can be agreed for the meeting.

I look forward to hearing from you.

Yours sincerely

L K Steele
Design Manager

Cc: Neville Bailey
Gary Biggs
Geoff Marsh, Gurney Consulting Engineers
Stuart Simpkins, Romans
John Constable, ACD
Paul McCann
Jim Morrison
Marc Coulon
Alan Richards
Mike Sims

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 February, 2003
My ref. AO/F/2001/5498
Your ref. LKS/CAH/2388

Banner Homes Ltd
Riverside House
Holtspur Lane, Wooburn Green
High Wycombe, Bucks
HP10 0TJ

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

Dear Mr Steele

PLANNING APPLICATION F/2001/5498
PROPOSED ERECTION OF 20 DEWLLINGS AND GARAGING AND DEMOLITION OF 3 DWELLINGS AT 104 – 108 READING ROAD, WOODLEY CONDITION 2 – MATERIALS

Thank you for your letter of 30 October and the materials schedule dated 31 October 2002. I confirm the proposed materials are acceptable for compliance with the above condition.

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

Yours sincerely

AO.

MRS A ODELL
Planning Officer

Rec'd 4.00pm 14.11.02

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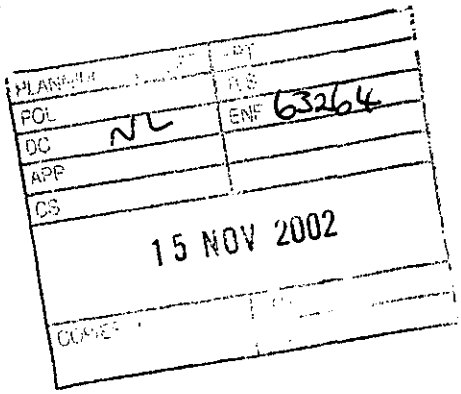
1st November, 2002

Our Ref: NJTB/CAH/027



Mr T Watson
Woking District Council
Civic Offices
Shute End
Woking
Berkshire
RG40 1WQ

Dear Sir

RE: 104-108 READING ROAD, WOODLEY, BERKSHIRE

I write in respect of Application Reference No. F-2001-5498, which has received a resolution to approve, subject to the signing of a Section 106 Agreement. This Agreement, I understand, is close to completion and I, therefore, wish to submit details to you in respect of Condition No. 2.

Attached to this letter is a copy of our External Materials Schedule and I have arranged for samples of the main, feature bricks and roof tiles to accompany this letter.

It would be appreciated if you could please review this information and let us know whether it is acceptable to your Authority and as such, Condition No. 2 is discharged.

Should you require to discuss the matter or need any additional clarification, please do not hesitate to contact me on the telephone number or address shown.

Yours sincerely

N J T Bailey
Director

Encs

Cc Laurence Steele

BANNER HOMES LIMITED

Riverside House, Holtspur Lane, Wooburn Green, High Wycombe, Buckinghamshire HP10 0TJ
Tel: 01628 536200 Fax: 01628 536201 DX: 123610 Wooburn Green E-mail: info@bannerhomes.co.uk Web: www.bannerhomes.co.uk
Registered in England and Wales at the above address no: 01067052

Issue No. 1
Dated: 31st October, 2002
Subject to PO Approval

READING ROAD, WOODLEY
MATERIALS SCHEDULE

BRICKS:-	Brick A	Ibstock Bexhill Red
	Brick B	Ibstock Laybrook Yellow Multi Stock
	Brick C	Hanson Mandarin Mixture
	Brick D	Hanson Village Greystone
	Brick E	Ibstock Laybrook Parham Red (feature brick)
	Brick F	Westbrick Staffs Slate Blue Smooth (plinth only)

All brickwork is to have a natural mortar with a rubbed joint. All brickwork below DPC and between DPC and bottom of plinth to be in Brick 'E'. Feature brickwork consists of BOE above and below windows, top course of plinth stretchers (bottom course of plinth stretcher is Brick 'F'). BOE above garage doors where shown, stretcher courses around building, projecting corbel band (plots 14 and 17), gauged arches above windows, curved arch to front door (plot 9) 225 deep band around building, diamond feature on plots 3 and 4 and chimney corbels

ROOF TILES:-	Tile A	Forticrete Gemini Brindle
	Tile B	Forticrete Gemini Autumn
	Tile C	Eternit Melbourne Slate
	Tile D	Redland small concrete colour Farmhouse Red
	Tile E	Redland small concrete colour Terracotta

All roof tiling to be completed using black mortar and GRP valleys. All low level porch and bay window roof areas are to be finished in small concrete tiles in colour to match main roof. All ridges, fixings, etc, to match main roof colour, all vertical tile hanging to small gable over FF windows, projecting gable, gables, half gables. Club tile features as indicated on the drawings to match main tile hanging colour. Roof finials to plots 8, 9, 10 and 14-19 in colour terracotta.

STONE:-

To be in colour Bath, to cills of windows and key stones on front elevations only as indicated on drawings.

RAINWATER GOODS:-

To be round and half-round plastic in colour black.

WINDOWS:-

In UPVc, colour white, cottage style design as indicated on drawings. Plant on bars to external surface only.

FASCIAS / SOFFITS / HALF GABLES:-

In UPVc, colour white, with hidden fixings. All soffits, half gables to porches, etc, and porch soffits to be T&G pattern with hidden fixings, mitred joints at corners.

GABLE GABLET:-

In UPVc, colour white.

SITE WALLS:-

Plot 2:-	In main brick 'A' and feature brick 'E'.
Entry statement:-	In main brick 'A' and feature brick 'E' all metalwork to be painted black
Plot 6:-	In main Brick 'B' and feature brick 'E'
Garages: **Plots 2, 3 & 4:-**	Detached garages to be in same main, feature brick and roof tile as the main hose.

REFER TO SALES SPECIFICATION FOR DOOR TYPES AND COLOURS.

Distribution List:-

Piers Banfield
Elaine Stratford
Jo Russell
Shelley Avery
Laura Pullen
Gary Biggs
Laurence Steele
Simon Staines
Stuart Simpkins, Romans
Steve Mussell
Site
Mike Sims

READING ROAD, WOODLEY

PLOT NO.	MAIN BRICK	FEATURE BRICK & PLINTH BRICKS	ROOF TILE	TILE HANGING	STONE
1	B	E & F	A	-	Yes
2	A	E & F	B	-	Yes
3	A	E	B	-	Yes
4	A	E	B	-	Yes
5	B	E	A	E	Yes
6	B	E & F	A	-	Yes
7	B	E & F	A	E	Yes
8	B	E & F	A	D	Yes
9	A	E & F	B	-	Yes
10	A	E & F	B	D	Yes
11	A	E & F	B	E	Yes
12	B	E	A	E	Yes
12a	B	E & F	A	-	Yes
14	D	E & F	C	D	Yes
15	D	E	C	-	Yes
16	D	E & F	C	D	Yes
17	D	E & F	C	D	Yes
18	D	E	C	-	Yes
19	D	E & F	C	D	Yes
20	B	E	A	D	Yes



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Development Control Section, Environmental Services, Wokingham District Council.
18 December 2001

Scale: 1 : 1250