APPLICATION NO:
O/2001/5327

LOCATION:
Caister Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Beckbridge Ltd C/O Watson Woods

PROPOSAL:
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

EARLIEST DATE FOR DECISION: **23/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/01/2002

CASE OFFICER: **Angela Odell**

APPROVED subject to CA

ALL CONDITIONS DISCHARGED

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish:	**FINCHAMPSTEAD**
Location:	**Caister, Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
6. 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
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
9. 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
10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Condition
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

Condition
13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition
14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

Reason
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

Reason
11. To protect any badgers which may be on or cross the site.

Reason
12. To safeguard the character and appearance of the area.

Reason
13. In the interests of residential amenity.

Reason
14. In the interests of residential amenity.

Informative
1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Informative
3. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

Informative
4. The details required to be submitted in a subsequent reserved matters application under condition No. 1 should include road surface materials.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18th July 2002

Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/FIN/4
EXT: 6526 D3852

TO: Angela Odell, Planning - Development Control
Planning - Policy
Land Charges
Financial Services

DATE: 18th July 2002

SECTION 106 AGREEMENT - LAND AT CAISTER, SANDHURST ROAD, FINCHAMPSTEAD

Attached for your information is a copy of a completed Section 106 Agreement relating to the above.

It will be necessary to check the progress of the development because of the various trigger points in the Agreement.

I should be grateful if you would please note the contributions and matters which relate to your area. There is a payment of £20,000 payable on commencement.

Would the Land Charges Officer please now register this Agreement as a Local Land Charge and would the Planning Officer please issue the planning consent.

Please do not hesitate to contact me if you have any questions.

Edwina Farrell

Enc.

DATED 18th July 2002

WOKINGHAM DISTRICT COUNCIL

and

BECKBRIDGE LIMITED

and

BARCLAYS BANK

A G R E E M E N T

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number 0/2001/5327

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/FIN/4
mm/S106 beckbridge

THIS AGREEMENT is made the 18th day of Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and BECKBRIDGE LIMITED of 19/21 Bull Plain, Hertford, Hertfordshire ("the Applicant") and Barclays Bank PLC of Corporate Business Centre, PO Box 385, Onslow Hall, The Little Green, Richmond, Surrey, TW9 1WB

WHEREAS:

A. The Applicant is the estate owner/owner in fee simple of the land shown edged red on the plan annexed hereto and known as Land at Caister Sandhurst Road Finchampstead Berkshire ("the Site")

B. On the 9th day of January 2002 the Applicant made an application for planning permission under reference 0/2001/5327 ("the Application") for the erection of three dwellings with garages and associated car parking areas ("the Development")

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

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of the Application

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

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

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

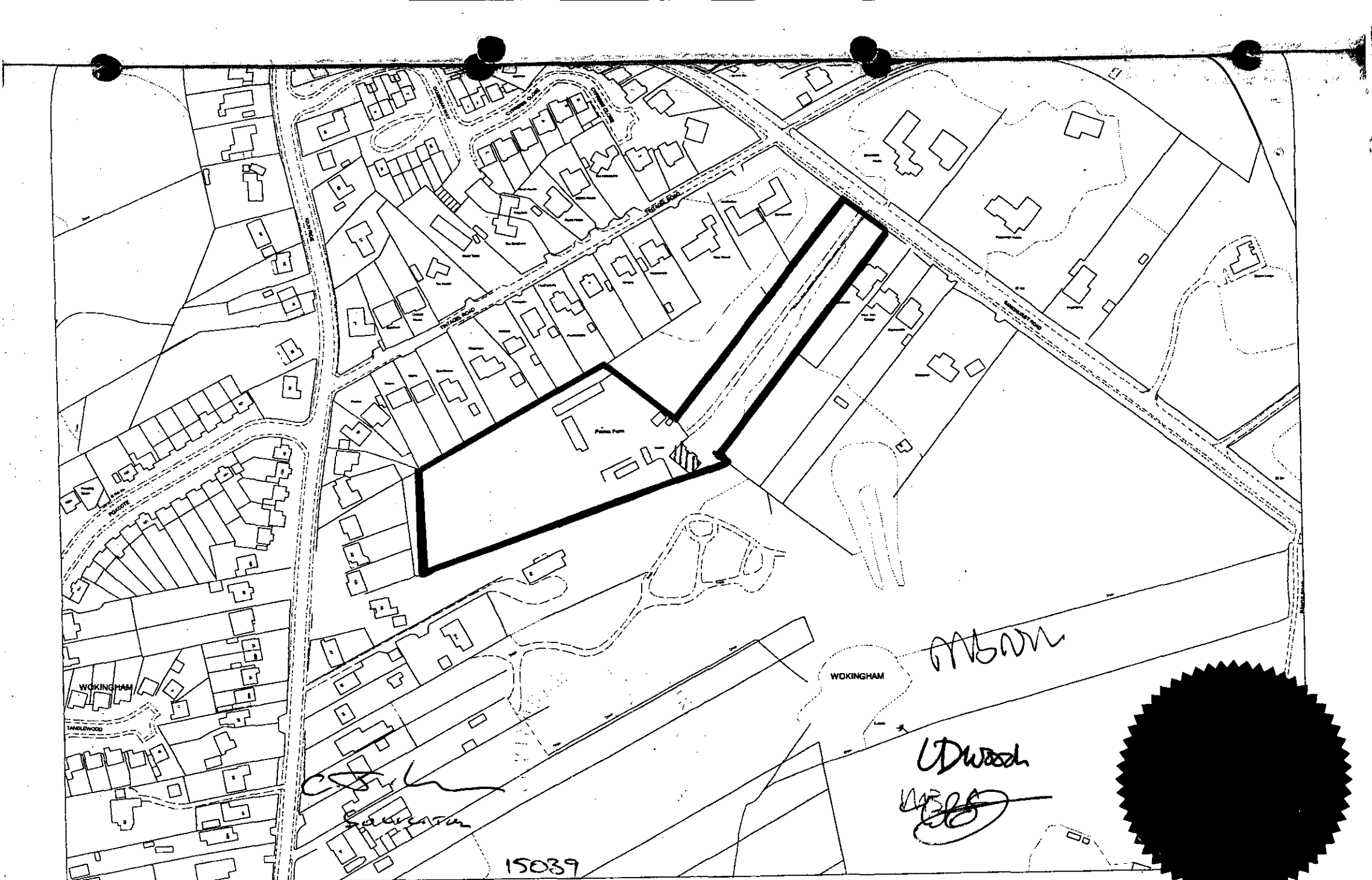
2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

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

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

4.1 to pay to the Council on the commencement of the Development the sum of TWENTY THOUSAND POUNDS (£20,000) increased by the figure shown in the Index of Retail Prices (All Items) published by or on behalf of HM Government in respect of the month and year when the Agreement is executed bears to the figure shown in the said Index last published on the date on which the Contributions shall actually have been received by the Council PROVIDED that in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be that which would have been applicable on the month and year when the Agreement is executed if the said reference base figure had not been changed

4.2 that it shall not from the date hereof use the site at any time for any of the purposes set out in the Certificate of Lawful Use dated 19th July 2001 namely the storage of not more than two haulage/miscellaneous vehicles at any one time with associated repairs to these vehicles by residents living in the adjacent dwelling known as Caister, Sandhurst Road, Finchampstead and that it shall landscape the site in a form previously agreed in writing with the Council



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Development Control Section, Environmental Services, Wokingham District Council.

8 February 2002

Scale: 1 : 2500

4.3 that is shall not at any time make any claim for compensation against the Council in connection with the obligations set out in this Agreement

4.4 to pay the Council's reasonable legal fees for the preparation of this Agreement

5. The Mortgagee hereby consents to the giving of the obligations on the part of the Applicant and hereby agrees to be bound by the said obligations only in the event that it becomes a mortgage in possession and that such liability will cease once it has parted with interest in the Site EXCEPT in relation to subsisting breaches of covenant prior to the Mortgagee in possession ceasing to be a Mortgagee in possession

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

6.1 The expression "the Applicant" and "the Council" and "the Mortgage" shall include their respective successors in title and assigns

6.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site but without prejudice to liability for any subsisting breaches of covenant restriction or obligation arising prior to that person parting with such interest

6.3 A person who is not a party to this Deed shall have no right under the Contracts (Rights of Third Parties) Act 1999 ("the Act") to enforce any of its terms and for the avoidance of doubt it is agreed that the exclusion of this application of the Act shall not prevent all or any future successors in title or any of the parties to this Deed from being able to benefit from or to enforce any of the obligations in this Deed

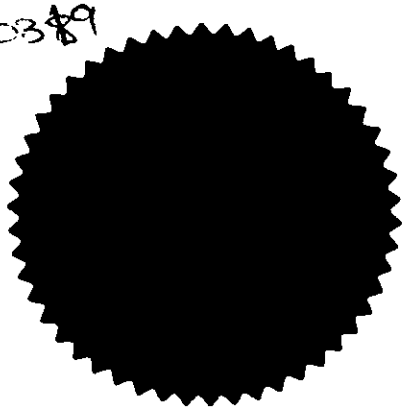
6.4 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of

either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

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

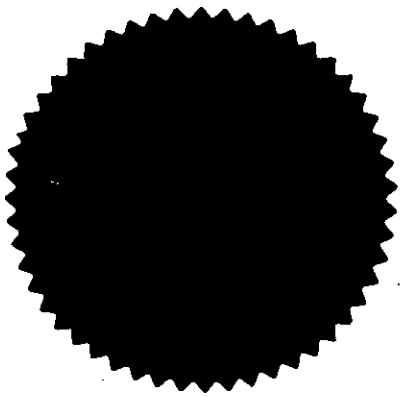
THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

150389



Solicitor

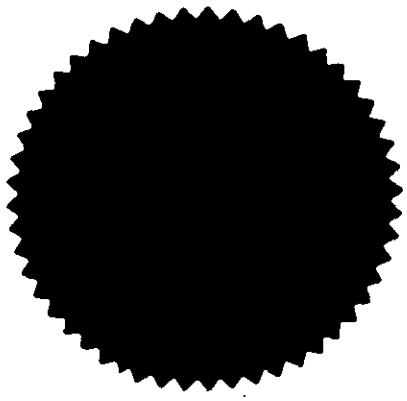
THE COMMON SEAL of
BECKBRIDGE LIMITED
was hereunto affixed in the presence of:



Director

Secretary

THE COMMON SEAL of
BARCLAYS BANK PLC
was hereunto affixed in the presence of:



Authorised Signatory

Signed as a deed
by Mark Brown
as Attorney for and
on behalf of
Barclays Bank PLC
In the presence of

Development Control Ref No:	Received	Parish
O/2001/5327	08.05.01	Finchampstead

Applicant: Beckbridge Ltd.
Location: Caister, Sandhurst Road, Finchampstead
Proposal: Outline application for the proposed erection of 3 dwellings with garages and parking.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell.

SUMMARY:

1. **Planning History** - On this 0.97 ha. site is a bungalow 'Caister' and yard with several outbuildings in the central part of the site. There are trees around most of the site's boundaries and on land at the rear where the dwellings are proposed. There are also some trees (which are subject to Tree Preservation Orders [TPOs]) each side of the long access from Sandhurst Road and there are two woodland TPOs on the north eastern and western parts of the site. (The latter covers part of the site of the proposed dwellings.)

   Outline application No. O/2000/1530 was refused permission on 6.9.00 for the erection of 11 dwellings and demolition of the existing dwelling. There have also been 2 withdrawn applications submitted during 2000, O/2000/1529 and O/2000/2330 for the erection of 4 dwellings at the rear (west) of the site. (These had recommendations for refusal from the highway officer).

   Certificate of Lawful Use No. CLE/2001/3883 was issued on 19.7.01 for use of the yard area for the "storage of up to 2 haulage/miscellaneous vehicles at any one time with associated repairs to these vehicles by residents living in the adjacent dwelling Caister".

   Outline application was recommended for conditional approval with legal agreement, but No. O/2001/3944 was refused permission by the Development Control Committee at the meeting of 3 October, following deferral for a site visit from the previous meeting. The application was refused permission for two reasons. Firstly, that the proposal constituted over-development of the site giving rise to a cramped and overcrowded appearance, and secondly because the proposed access would have an unacceptably urbanised and contrived appearance to the detriment of the rural character of the area. The applicants have submitted an appeal against this refusal to the Planning Inspectorate.

   The application is before the Committee because a financial contribution towards highway safety measures has been offered.

2. **Proposal** - The proposal is in outline with siting and means of access to be determined. Three detached houses with garages are proposed at the rear (west) of the site. The applicants have explained that all the existing buildings (except the bungalow 'Caister') would be removed and all existing commercial uses extinguished; to be secured by means of a legal agreement, if the application is granted permission. The applicants have also offered £20,000 towards speed reducing/road safety measures along Sandhurst Road.

   The applicants submitted a report by an expert consultant on badgers. with the previous application. This advises that badgers resident in the vicinity cross the site from time to time. It would therefore be advisable that if the site is developed, badger gates are provided in the fences of back gardens proposed for the western end of the site, together with a covenant placed on owners requiring them to maintain them (as has been done at the Persimmon development in Arborfield [former brick & tile works site]).

   The applicants have explained that the current application has been submitted to overcome the first reason for refusal on the previous application. Regarding the second reason for refusal, they explain that the additional length of access road would not be visible from the public domain and that the proposed removal of existing buildings and hardstandings would more than compensate for the additional stretch of road in terms of any increase in urbanised appearance.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: developmentcontrol@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Finchampstead Parish Council :*** "No objection to the proposed dwellings and garages which fall within the settlement boundary. However, the traffic movements that will be generated to and from the site onto the busy Sandhurst Road at this point, give cause for concern and perhaps road safety aspects could be incorporated in a S.106 Agreement to provide facilities to combat the danger".
   - ***8 letters of objection on the following grounds:***
     - Dangerous access onto the A321 Sandhurst Road as it is near the brow of a hill where speed is derestricted.

- Site is in the countryside and green gap, and so does not comply with the Wokingham District Local Plan and is not allocated for housing development.
- The proposal does not comply with policy WH1 as it would be out of character, including houses squeezed together.
- Houses are too large and would not meet policies regarding size mix.
- Potential overlooking.
- It would set a precedent for development of the remainder of the site.
- Disturbance to wildlife, including badgers that have been sighted.
- Potential concern about effect of building on water table and drainage. Materials have been dumped on the site.

- ***2 letters of support and one of no objection :*** Would be an improvement for cessation of the commercial use on the site and to see it tidied up. However, cessation of all existing commercial uses must be secured by means of a legally enforceable agreement.
- ***Council for the Protection of Rural England :*** Asks the Council to refuse the application as the site is outside a settlement boundary and in gap/green wedge and so contrary to policies.
- ***Highway Officer :*** The applicant has confirmed that they would be willing to enter into a suitable legal agreement abandoning the existing commercial uses on the site if planning consent is obtained. Given the recent Certificate of Lawful use, it would be reasonable to assume that if each commercial vehicle entered and left the site say 3 times per day, this would equate to a total of 12 one way movements. Furthermore, assuming that the drivers of the commercial vehicles drove to the site in their own cars this would equate to a further 4 movements. Add onto this the number of vehicle movements associated with the residential dwelling 'Caister' (9 movements), this would add up to a total of approximately 25 movements using the existing access onto Sandhurst Road.

  Comparing this with the likely level of traffic generated by the site with the proposed development (Caister plus 4 additional dwellings) with each generating in the order of 9 vehicle movements per day, this would result in 45 movements. This would clearly represent a material increase in turning traffic at a point where visibility is restricted and where speeds are high. Furthermore, due to the vertical alignment of Sandhurst Road at this point, visibility available from high cab HGV vehicles would be better than that from a private car.

  It can be demonstrated that the proposed development would result in a material increase in turning traffic, and whilst this should be resisted, the benefits of removing large slow moving vehicles cannot be ignored. Moreover, if the commercial uses were to resume, it is possible that the intensity could be increased with little planning control. The applicant has also offered a financial contribution of £20,000 towards speed reducing/road safety measures along Sandhurst Road. Therefore, on balance raises no objection subject to a legal agreement securing a financial contribution of £20,000 towards traffic management/road safety schemes along the A321 Sandhurst Road, and the removal of any commercial use of the land, and to conditions.
- ***Environment Health Officer :*** No objection subject to conditions covering hours of construction and potential contamination.
- ***Policy and Plans :*** The revised plan shows that the proposed dwellings would be entirely within the settlement boundary, but new trees and hedging should be planted along the settlement boundary to enhance it.

- ***Environment Agency :*** No objection subject to a condition covering surface water control.
- ***Tree Officer :*** No objection subject to conditions.
- ***Council's Ecologist :*** Is satisfied the proposal is unlikely to have any adverse effect on the local badger population.

4. **Appraisal** – Main issues are:

   A. Principle of residential development and effect on the character and appearance of the area (Berkshire Structure Plan Policies H2 and EN1; South East Area Local Plan Policies SH1, SBE1 and SBE9; Wokingham District Local Plan (Deposit Draft) Policies WH1, WBE11 and WOS2; Planning Policy guidance Note No. 3 (PPG3).

   B. Density and housing mix (Berkshire Structure Plan Policy H9; South East Area Local Plan Policy SH8; Wokingham District Local Plan (Deposit Draft) Policy WH6; PPG3).

   C. Effect on neighbouring residential property (South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan Policy WBE1).

   D. Traffic, access and parking (Berkshire Structure Plan Policy LD5; South East Area Local Plan Policy ST3; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

   E. Existing use of the site.

   F. Concerns of the Parish Council and local residents.

   G. Inspector's report on part two of the Wokingham District Local Plan.

A. Principle of Residential Development and effect on the character and appearance of the area

The proposed houses and garages would be sited within the settlement boundary. Residential development of this part of the site is therefore acceptable in principle under the Council's policies.

Policy WH1 requires proposals for residential development within settlement boundaries to comply with various criteria. Criterion (a) requires that wooded areas that are important to the character of the settlement are protected from inappropriate development. The proposed buildings would require removal of some trees, but a considerable number would remain, those to be removed are mainly self-seeded birch, and the tree officer has raised no objection. Providing that additional trees are planted to the east of the proposed development (as indicated on the plan), it is considered that the effect on the character of the settlement and area would not be inappropriate.

B. Density and housing mix

The area of the proposed houses, garages and gardens is 0.24 ha. in size. Therefore the net developable area is below the 0.3 ha. threshold above which the Council's policy requires a net density of at least 30 dwellings per ha. in

principle. The site of the proposed dwellings is largely self-contained by the surrounding trees, and therefore the proposed density is considered acceptable.

The application is in outline but siting is to be determined and the application form states 27 habitable rooms are proposed in total for the 3 dwellings. Therefore each dwelling can be expected to have at least 4 bedrooms. This mix does not comply with Policy WH6 which encourages a proportion of smaller dwellings. However, as the proposal is for only 3 dwellings, it is considered acceptable.

C. Effect on neighbouring properties
The side elevation of the proposed dwelling on plot 3 would be at least 37m from the nearest rear elevation of the dwellings in Tintagel Road, and the proposed garage 35.5m away. Also there are some trees along this boundary. The effect on these existing dwellings is therefore considered acceptable, but the small gap in the existing tree coverage along the boundary with plot 3 should be filled by additional tree planting. At the rear there would be at least 41m between the rear elevation of the proposed and existing dwellings, and there are trees in between.

The effect on neighbouring properties is therefore considered acceptable.

D. Traffic, access and parking
As the highway officer raises no objection subject to the proposed contribution and removal of existing and allowed uses, the proposal is considered acceptable on highway grounds, subject to a legal agreement and conditions.

E. Existing use of the site
The applicants have offered to enter into a legal agreement removing all the existing buildings and extinguishing the existing commercial use on the site, leaving only the bungalow, 'Caister'. This part of the site is outside the settlement boundary and in the gap between settlements. It is considered that this would be beneficial in terms of the character and appearance of the area and effect on most of the nearby residential properties. As it is proposed to divide this land between the 4 plots (including the existing dwelling), it is considered that permitted development rights should be removed for any outbuildings within this area.
There is a strip of wooded land averaging about 7m wide adjacent to the east side boundary of the site, which is outside the application 'red line', but is not fenced off from the Caister site. This land was sold to a building company which built the adjacent dwellings adjacent in Kiln Ride (in the late 1960s), and went into liquidation.

F. Concerns of the Parish Council and local residents.
????????

G. Inspector's report on part two of the Wokingham District Local Plan.
??????

5. **Conclusion** - The proposal is considered acceptable in principle and in terms of its effect on the character and appearance of the area and on neighbouring residential properties. The proposal is also considered acceptable in highway terms, subject to a legal agreement covering the proposed contribution, removal of all existing

buildings and extinguish uses from the site which have the benefit of the Certificate of Lawful Use, and replacement with grass/landscaping (except the residential dwelling and its curtilage 'Caister').

6. **Recommendation** - GRANT planning permission subject to completion of a Section 106 Agreement to secure the provisions set out in paragraph 5 above and to the following conditions:

1. a) Approval of the details of the design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.
2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
3. 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.
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
5. 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.
6. 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.

7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.
9. 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.
10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approve details.
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.
13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Reasons

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act1990.
2. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.
6. In the interests of highway safety and convenience.
7. In the interests of highway safety and convenience.
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
10. To prevent the increased risk of flooding and to improve water quality.
11. To protect any badgers which may be on or cross the site.
12. To safeguard the character and appearance of the area.
13. In the interests of residential amenity.

Informatives

1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 5 dwellings to maintain any badger gates or other structures.

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

   Berkshire Structure Plan Policies H2, H9, EN1 and LD5.
   South East Area Local Plan Policies SH1, SH8, SBE1, SBE2, SBE9, and ST3.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Angela Odell

therefore considered that the proposal is acceptable compared with the extant permission.

B. Effect on neighbouring properties
The nearest neighbouring residential dwelling in on the opposite side of Part Lane about 50m. away, and therefore the effect on neighbouring properties is considered acceptable.

C. Traffic access and parking
As the proposal is for a similar amount of floorspace, parking and access as the previous permission, the highway officer raises no objection.

D. Comments of the Parish Council and local residents
These have been noted and addressed above. Whilst new B1 floorspace is under construction nearby, this is not a sufficient reason to refuse the current application in view of the extant permission. The Highway Officer and Environment Agency have raised no objections subject to conditions. Lighting and signage can be covered by conditions requiring prior approval.

E. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WCC1: No recommended change to the settlement boundary for ~~Ripsley~~ Finchampstead North.
No recommended changes to the wording of Policy WCC1 that would be material to the consideration of this application.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations would not have a significant bearing on the proposed development when compared with the extant permission.
Policy WOS3: The Inspector does not recommend any changes to the working of policy WOS3 itself.
Policy WT7: The Inspector recommends changes to this policy, but it would still apply in a similar way to the proposed development.

5. Conclusion
Compared with the extant permission, it is considered that the proposed alterations to the design of the building would have an acceptable effect on the character and appearance of the area. Providing the proposed conditions are attached to any permission, the effects of activity are also considered to be acceptable, when compared with the extant permission.

6. Recommendation - To GRANT permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and

Application No.	Received	Finchampstead
O/2001/3944	08.05.01	

Applicant: **Beckbridge Ltd.**
Location : **Caister, Sandhurst Road, Finchampstead.**
Proposal : **Outline application for the proposal erection of 4 dwellings with garages and parking.**

1. This application was considered by the Development Control Committee at the meeting on 12th September 2001 and was deferred for a Members' site visit to view the access and existing and proposed development on the site. This was scheduled to take place on 28th September 2001. Any issues arising as a result of the site visit will be reported verbally at committee.

   The revised plan delineating the boundaries of the proposed plots which was shown to the Committee at the meeting on 12th September is attached.

2. **Recommendation** – GRANT planning permission subject to completion of a Section 106 agreement and to conditions as set out in the attached report, and to the following additional informative:

3. **Informatives**

   3. This permission relates to the application as amended by revised drawing No. 10030/04G submitted to the Local Planning Authority on 7th September 2001, showing proposed plot boundaries and does not approve the proposals as originally submitted.

Angela Odell

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Beckbridge Ltd
C/O Watson Woods Architects
Unit 25
Abberville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/3944

Parish: **FINCHAMPSTEAD**

Location: **Caister, Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Outline application for the proposed erection of 4 dwellings with garages and parking.**

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

Reason
1. The proposal constitutes overdevelopment of the site giving rise to a cramped and overcrowded appearance. As such the proposal is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 and WBE1 of the Draft Deposit Wokingham District Local Plan.

Reason
2. The proposed access road would have an unacceptably urbanised and contrived appearance to the detriment of the rural character of the area. As such the proposal is considered to be contrary to policy C2 of the Berkshire Structure Plan, policy LTV2 of the Loddon Area Local Plan and to policy WCC1 of the Draft Deposit Wokingham District Local Plan.

Tel: (0118) 974 6445

Date:

My ref: O/2001/5327

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: O/2001/5327
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2001/5327**
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date:

My ref: O/2001/5327

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: O/2001/5327
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2001/5327**
Caister, Sandhurst Road, Finchampstead, Wokingham.
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

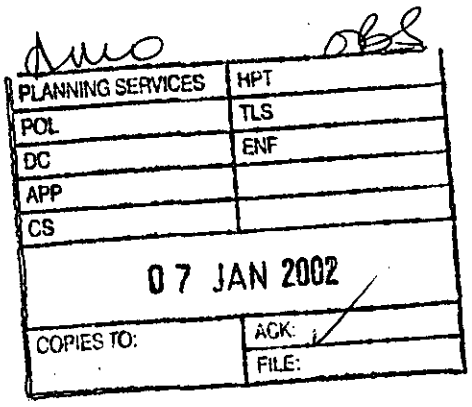
Councillor T Charlesworth

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Angela Odell

To: Kevin Jacob
Subject: Committee 9.1.02 - public speaking

Application O/2001/5327 - caister, Sandhurst Road, Finchampstead. This appplicaitn is expected to go to Committee on 9.1.02 with a recommendation for approval. The applicant wishes to reserve the right to speak for his 3 minutes. He is Clive Woods of Beckbridge (spoke before at October)



Glaslyn
43 Kiln Ride
Finchampstead
WOKINGHAM
Berkshire RG40 3PJ

Tel. 0118 973 3111

3rd January, 2002

Angela Odell
Development Control Officer
Wokingham District Council
P.O. Box 157, Shute End
WOKINGHAM
Berkshire, RG40 1WR

Your Ref.: Angela Odell **O/2001/5327**

Dear Ms Odell,

Caister, Sandhurst Road; outline plan for 3 houses

I should like you to reject these plans for the following five reasons:

1. To have about 12 cars (say 4 per house) turning out onto the Sandhurst Road, just below the brow of the hill, on a de-restricted stretch of road, and slow moving vehicles in this vicinity, is **dangerous.** It would not be a solution to put up a speed limit in a green belt between towns, as this would penalise the flow of existing traffic, and add to their journey time, costing commercial people money.

2. There is further disturbance of wildlife in the area. This is an important feature of where we live. I believe badger sets are not allowed to be moved. I have written at length before on this subject, but where will the foxes, badgers and woodpeckers go?

3. Incorrect siting - houses and gardens need to be within the settlement plan for the area. As I said last time the boundary starts from the edge of the third house from the corner of Tintagel road houses. Obviously these people do not think much of your planning regulations, as they infringe them even after it is pointed out to them! You never comment on this, showing your bias in favour of the developers. This is a sinister development on the council's behalf.

P.T.O

4. Equally sinister, is the office being open on only six days to inspect the plans since we received your last letter. We were able to do it this time, but if we had a bigger holiday would have found the time gone, when we got back! Why did you not allow for the time your office was closed, during bank holidays and week-ends?

5. With 3 houses squashed up one end, there is plenty area for development when the settlement boundaries change - in a year or two. At 3 - 4 cars per house, say (typical round here I notice) this new development is the start of letting a dangerous number of cars out onto a fast road where accidents are too frequent. This would compound the problems mentioned in point 1.

Best Wishes,

Yours sincerely,

Richard Owen & Sarah Owen

Richard Owen & Sarah Owen.

AMO

49028

SERVICES | HPT
TLS
23 OCT 2001
COPIES TO:

Alun G Hicks BSc (Econ), FCA
Telephone: 0118 977 3712
e-mail: alun@westways42.freeserve.co.uk

Westways
Tintagel Road
Finchampstead
Wokingham
Berks RG40 3JJ

Members of the Planning Committee
Wokingham District Counc
Wokingham

20th October 2001

5327

Dear Member,

Re: CAISTER, SANDHURST ROAD

You may recall that I spoke at the last Planning Committee meeting on 3rd October in favour of an application to build four houses on land at the above site. The application was turned down.

I now enclose a copy of a letter I have received from the Planning Enforcement Officer which, I believe, fully vindicates my support for that application. As members of the Committee who attended the site visit on 28th September will know, it was not a matter of there being "more than two vehicles on the site" that was the issue; it was that there were four haulage vehicles, the digger and numerous other vehicles. Surely, it is not necessary to prove that haulage vehicles are not used for doing the shopping!! As regards the reference to the digger being used for clearing vegetation, members will recall that there was little evidence of the area being cleared and I would advise that in the five years that I have lived on Tintagel Road such a digger has been sited there on a near permanent basis; furthermore, when complaints have been made in the past the same excuse has been provided.

The third paragraph of the Planning Enforcement Officer's letter is almost beyond belief since it implies that neither his department nor the legal team are aware of the recently granted Certificate of Lawful Use or the restrictions attached thereto. I suggest that there is prima facie evidence that the conditions applied to the Certificate of Lawful Use are not being adhered to and it is the responsibility of Planning Enforcement to ensure that they are.

I might say that I am becoming increasingly motivated to get behind this issue as it is not going to go away. The four houses would have removed the haulage yard from a residential area and avoided a situation where Planning Enforcement appears out of touch, uninformed and impotent.

How are the conditions to the Certificate of Lawful Use to be enforced?

Yours sincerely,

cc: Angela Odell

Tel: (0118) 974 6452 (Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 15 October 2001
My ref: DL/2/RFS/01/4699

WOKINGHAM DISTRICT COUNCIL

Mr Hicks
Westway
Tintagel Road
Finchampstead
Berkshire
RG40 3JJ

Dear Mr Hicks

RE: STORAGE OF 4 LORRYS AND A DIGGER AT CAISTER, SANDHURST ROAD, WOKINGHAM.

Following your enquiry made regarding the above, I have visited the site and consulted our legal team on these matters.

Although there may be more than 2 vehicles on site, in order for us to take enforcement action we would have to prove that they were being used for haulage purposes. Also the digger has apparently been used for clearing vegetation on their land, which does not require planning permission.

Following advice from our legal team I must inform you that we are unable to take enforcement action on this matter as the land owners could easily provide evidence showing that the present use of the land has been going on for more than 10 years.

I trust this clarifies matters, if you have any further information please do not hesitate to contact me.

Yours sincerely

Mr D B Ledger
Planning Enforcement Officer

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Itasca
Tintagel Road
Finchampstead
Berkshire
RG40 3JJ

Wokingham District Council
FAO Angela Odell
Planning Department
Shute End
Wokingham
RG40 1BN

Dear Ms Odell

Planning Application O/2001/5327

In light of the attached letter I have received from Beckbridge and the revised Planning Application sent to Wokingham District Council, I would like to confirm that my main concerns have been taken into account.

Provided the conditions specified in my letter of the 19th December are applied, and the cluster of 4 trees to the rear of the garage of Plot 3 are retained, I have no objection to this revised application.

Yours sincerely

C B Wood

AMO 0882

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
OS	

20 DEC 2001

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	FILE:

Glaslyn
43 Kiln Ride
Finchampstead
WOKINGHAM
Berkshire RG40 3PJ

Tel. 0118 973 3111

15th December, 2001

Angela Odell
Planning Services
Wokingham District Council
P.O. Box 157, Shute End
WOKINGHAM
Berkshire, RG40 1WR

Your Ref.: Angela Odell **O/2001/5327**

Dear Ms Odell,

Caister, Sandhurst Road; outline plan for 3 houses

I should like you to reject these plans for the following three reasons:

1. To have about 12 cars (say 4 per house) turning out onto the Sandhurst Road, just below the brow of the hill, on a de-restricted stretch of road, and slow moving vehicles in this vicinity, is **dangerous.** It would not be a solution to put up a speed limit, as this would penalise the flow of existing traffic, and add to their journey time, costing commercial people money.

2. There is further disturbance of wildlife in the area. This is an important feature of where we live. I believe badger sets are not allowed to be moved. I have written at length before on this subject, but where will the foxes, badgers and woodpeckers go?

3. Incorrect siting - houses and gardens need to be within the settlement plan for the area. As I said last time the boundary starts from the edge of the third house from the corner of Tintagel road houses. Obviously these people do not think much of your planning regulations, as they infringe them even after it is pointed out to them!

Best Wishes,

Yours sincerely,

Richard Owen, Sarah Owen

Richard Owen & Sarah Owen.

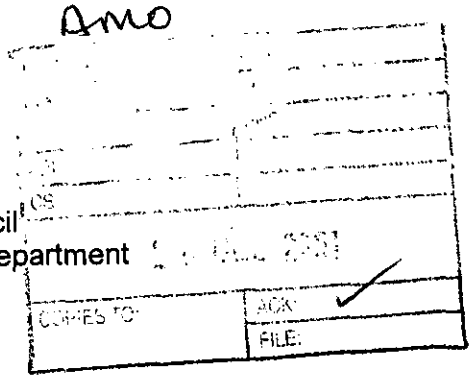
43a Kiln Ride
Wokingham
Berks
RG40 3PJ
UK

Tel: 0118 973 3018
Tel: (day) 0118 973 7700

19 December 2001

Your Ref: Angela Odell
O/2001/5327

AMO



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

Dear Madam

Application Number: O/2001/5327
Site Address: Caister, Sandhurst Road, Finchampstead, Wokingham

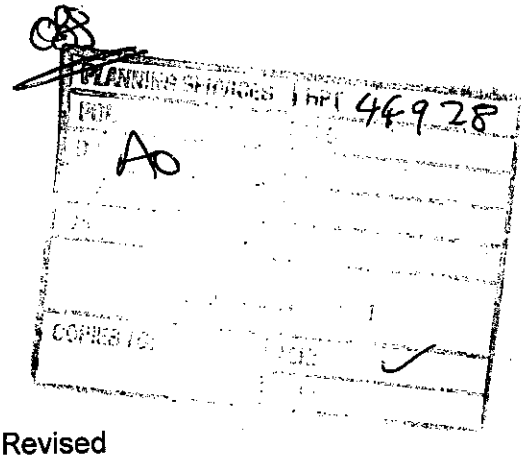
With regard to the above application I wish to draw your attention to my previous comments for housing development on the above site, which also apply to this application. The Application Numbers that I refer to are: **O/2001/3883** and **O/2001/3944.**

I would be grateful if you would take these into consideration when making your decision.

Yours sincerely

R A Whitmarsh

R A Whitmarsh



43a Kiln Ride
Wokingham
Berks
RG40 3PJ

Tel: 0118 973 3018

22nd June 2001

Your ref: Angela Odell
O/2001/3944 Revised

Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Dept
Planning Services, PO Box 157
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Sir,

Thank you for your letter regarding the above outline application for the proposed erection of 4 dwellings with garages and parking. I would like to make the following comments regarding the application.

1. With reference to the *Wokingham District Local Plan 1996-2006*, the Line of Identified Settlement is clearly defined. A similar line has been included on Beckbridge Ltd's Proposed Site Plan but although they have repositioned it on the revised plan it is still *positioned incorrectly* so as to include land outside the urban area as delineated in the Approved and in the Deposit Draft Wokingham District Local Plans. Part of the site is therefore in the rural area and as such there is a presumption against additional residential development.
   Notwithstanding the above, the site lies within the approved Green Gap/Wedge which further emphasises the presumption against the proposed development.

2. On the submitted Location Plan/Site Plan, the site is outlined in red and shows a strip of land at the west end of the site not owned by Caister which is confirmed by HM Land Registry Title Number BK65698. However on Beckbridge Ltd's proposed Site Plan this land has been included in the proposed building plots.

3. The approval of this application would set an undesirable precedent that would make it difficult for the Council to protect its urban boundaries in the vicinity if additional proposals are submitted on land bounded by Sandhurst Road, Kiln Ride and Nine Mile Ride.

4. Furthermore, the location of the access in close proximity to the brow of a hill on a primary road with traffic usually travelling at the national maximum permitted speed limit would lead to a considerable reduction in highway safety and increase the likelihood of serious accidents in this already dangerous stretch of road.

Yours faithfully,

R A Whitmarsh

Robert A Whitmarsh

AMO 088

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Pine Tree Cottage
Sandhurst Road
WOKINGHAM
Berkshire
RG40 3JQ

Tel: 0118 978 4322
'e' mail: groompc@aol.com

Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
WOKINGHAM. RG40 1WR

For the attention of : Angela Odell
Development Control Officer

3rd. December 2001

Dear Sirs

Application |No 0/2001/5327 – Caister, Sandhurst Road.

Thank you for your recent notification of the new planning application as above. We can only reiterate our concern at the delay in giving planning consent as quite frankly we are fearful of the consequences should commercial or other unregulated use be allowed to continue, or worse, the possible sale of the land for **less environmentally friendly** use.

We can only repeat our view that the proposed development would enhance the area.

Yours faithfully,

Paul and Claudette Groom

Recd via E-mail
20/12/01

OBS

ITASCA
TINTAGEL ROAD
FINCHAMPSTEAD
BERKSHIRE
RG40 3JJ

Amo

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21 DEC 2001	
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20th December 2001

Wokingham District Council
FAO Angela Odell
Planning Department
Shute End
Wokingham
RG40 1BN

Dear Sirs,

Re: Planning Application O/2001/5327

The above Planning Application for 3 houses at Caister is a significant improvement on the previous application for 4 houses. However I would like to make the following comments :-

1. The house at Plot 3 is mostly screened by evergreen trees. However the house protrudes by 1 metre into the gap at the end of our garden. If the house was moved just 1 metre to the west the house would be totally screened by evergreen trees.

2. The garage of plot 3 is situated at the location of a cluster of 4 trees, which form part of the natural boundary at the end of our garden and provide an attractive visual amenity. If the garage was moved 1 metre to the east and 1 metre to the south it would not be necessary to remove these trees. It would still be within the settlement boundary so I can see little reason why it's location could not be changed to avoid the loss of 4 mature silver birch trees.

3. No mention is made of elevations in this application. The height of the garage at plot 3 will determine whether it will be visible from our garden. However this could be mitigated by planting evergreen trees behind the garage.

4. The removal of tree 82 is unnecessary because no development is proposed at the site of this tree.

5. The fencing indicated suggests that the land within the green gap would form part of the garden of each house. It would be desirable for this area to be restored to woodland, thereby enhancing the character of the area.

If the council intend to allow the above application I believe the following conditions should be attached: -

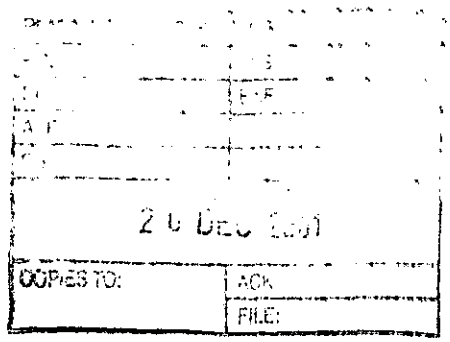
- Removal of all existing buildings around the storage area.
- Cessation of all commercial activities on the site.
- Relocation of plot 3 and garage as suggested.
- Extensive mature evergreen trees to be planted along the boundary, especially behind the garage of Plot 3.
- Tree 82 to be retained. No demolition to commence until trees to be retained have been clearly agreed and marked.
- The area within the green gap to be restored to woodland using a variety of trees and to be held in trust for the benefit of the residents.
- No street lighting to be erected.
- Low noise surface to be used on the access road and speed reduction measures incorporated to restrict the speed to 10mph.
- Speed reduction measures to be incorporated on the A321 including a 40mph limit.
- No development to take place at weekends, and before 9am or after 6pm on weekdays.

I look forward to your decision at the next Development Control Meeting.

Yours sincerely,

C. B. Wood

ITASCA
TINTAGEL ROAD
FINCHAMPSTEAD
BERKSHIRE
RG40 3JJ



20 December, 2001

Wokingham District Council
FAO Angela Odell
Planning Department
Shute End
Wokingham
RG40 1BN

Dear Sirs,

Re: Planning Application O/2001/5327

The above Planning Application for 3 houses at Caister is a significant improvement on the previous application for 4 houses. However I would like to make the following comments :-

1. The house at Plot 3 is mostly screened by evergreen trees. However the house protrudes by 1 metre into the gap at the end of our garden. If the house was moved just 1 metre to the west the house would be totally screened by evergreen trees.

2. The garage of plot 3 is situated at the location of a cluster of 4 trees, which form part of the natural boundary at the end of our garden and provide an attractive visual amenity. If the garage was moved 1 metre to the east and 1 metre to the south it would not be necessary to remove these trees. It would still be within the settlement boundary so I can see little reason why it's location could not be changed to avoid the loss of 4 mature silver birch trees.

3. No mention is made of elevations in this application. The height of the garage at plot 3 will determine whether it will be visible from our garden. However this could be mitigated by planting evergreen trees behind the garage.

4. The removal of tree 82 is unnecessary because no development is proposed at the site of this tree.

5. The fencing indicated suggests that the land within the green gap would form part of the garden of each house. It would be desirable for this area to be restored to woodland, thereby enhancing the character of the area.

If the council intend to allow the above application I believe the following conditions should be attached: -

- Removal of all existing buildings around the storage area.
- Cessation of all commercial activities on the site.
- Relocation of plot 3 and garage as suggested.
- Extensive mature evergreen trees to be planted along the boundary, especially behind the garage of Plot 3.
- Tree 82 to be retained. No demolition to commence until trees to be retained have been clearly agreed and marked.
- The area within the green gap to be restored to woodland using a variety of trees and to be held in trust for the benefit of the residents.
- No street lighting to be erected.
- Low noise surface to be used on the access road and speed reduction measures incorporated to restrict the speed to 10mph.
- Speed reduction measures to be incorporated on the A321 including a 40mph limit.
- No development to take place at weekends, and before 9am or after 6pm on weekdays.

I look forward to your decision at the next Development Control Meeting.

Yours sincerely,

C. B. Wood

Rec'd 10·30AM 20·12·01

AMO OBS

PLANNING SERVICES	HPT
POL	TLS
	ENF
DEC 2001	
COPIES TO:	ACK: ✓
	FILE:



Springwood,
Tintagel Road,
WOKINGHAM,
Berks,
RG40 3JJ

19th December 2001.

Ms Angela Odell.
Planning Services,
Wokingham District Council,
PO Box 157 Shute End,
Wokingham,
Berks,
RG40 1WR.

Ref: Application No. 0/2001/5327

Dear Ms Odell.

I notice with interest the Application referred above for three dwellings with garages and parking. Upon inspection of the plans at your office it appears that the application is replicated from the earlier applications for eleven houses and four houses upon a drawing dated May 2000 with plots one to seven and eleven removed .

To my knowledge none of either mine nor other residents objections have been addressed by this latest application and therefore interpret this to be a forerunner to develop the entire site for up to eleven houses obviously by applying for three or four houses at a time.

The Council has already by previous refusals admitted that the site is unsuitable for development and should therefore be sufficiently informed to deal with progressive applications as this.

The main objections to this proposal being:-

a) The site has no safe access from the Sandhurst Road and is unsuitable for a development access, this having been endorsed by the Council's objections to previous applications.

b) The proposed access road as shown on the application would involve the felling of several mature trees currently protected by a Tree Preservation Order marked W2. Also an area marked as W1 on the same Order covers the entire proposed development for the three houses. TPO No. 1013/2000 refers.

c) The earlier proposals for this development were refused on the grounds:-

(i) That it would be an inappropriate development in the countryside within a green gap wedge having a harmful effect on the character and appearance of the area and would have an urbanising and eroding effect on the green gap wedge.

(ii) There would also fail to be an appropiate mix of dwelling sizes contrary to Berkshire Structure Plan Policy H9 and Wokingham District Policy WH6.

(iii) The density of housing would not satisfy the minimum requirement set out by PPG3 and not make the best use of the land to be developed.

(iv) The additional traffic movements along the A321 would be adversely affected and is therefore contrary to Berkshire Structure Plan Policy LD5 and to Wokingham District Local Plan Policy WT7.

None of the above reasons for refusal have been fully addressed just scaled down by this latest Application. Further applications to add more houses to the site will amount to the whole development of which the above were reasons for refusal.

I therefore expect this latest Application be refused and hope that the above points are taken fully into consideration when reaching a decision.

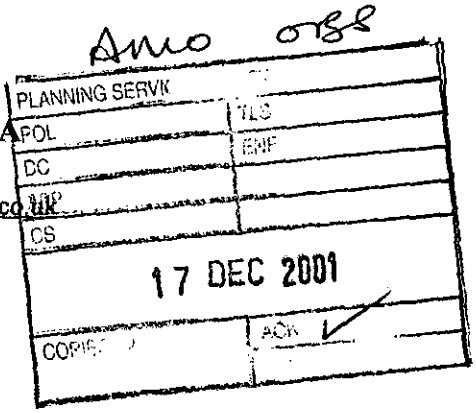
Yours sincerely.

George Roberts

George Roberts.

Amo 0588

Alun G Hicks BSc (Econ), FCA
Telephone: 0118 977 3712
e-mail: alun@westways42.freeserve.co.uk



Westways
Tintagel Road
Finchampstead
Wokingham
Berks
RG40 3JJ

14th December 2001

Ms Angela Odell
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Odell,

Application Number 0/2001/5327. Caister, Sandhurst Road, Finchampstead. Application for the proposed erection of three new dwellings.

I write to record my view that the above application represents a sensible compromise in the on-going matter of the future of this site.

By limiting the number of dwellings to three the proposal reduces any impact on properties bordering the site. Furthermore, this proposal will result in fewer vehicle movements from the site compared with the its current use as a haulage yard; the vehicles will also be smaller and less hazardous.

I therefore support the application and believe that it will ensure that the residential character of the area is retained and secured.

Yours truly,

Memo to: Colin Lawley, Legal **15.1.02**

From: Angela Odell, Planning

PLANNING APPLICATION O/2001/5327 – CAISTER

Please see attached decision notice, copy of application form and site plan and deal with the legal agreement [contents as per Committee report for 9.1.02, see sections 2 & 5 (as marked and attached).]

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish: **FINCHAMPSTEAD**

Location: **Caister, Sandhurst Road, Finchampstead, Wokingham**

Proposal: **Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
6. 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
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition

9. 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

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

Condition

11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Condition

12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

Condition

13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition

14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

Reason
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

Reason
11. To protect any badgers which may be on or cross the site.

Reason
12. To safeguard the character and appearance of the area.

Reason
13. In the interests of residential amenity.

Reason
14. In the interests of residential amenity.

Informative
1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Informative
3. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

Informative
4. The details required to be submitted in a subsequent reserved matters application under condition No. 1 should include road surface materials.

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

Notice checked by: _____

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mrs C Smith.

Also present Mrs P Bray, Frank Browne, Mr JL Earnshaw, Mrs T Marinos and Mr D Swindells.

PART I

152. MINUTES

The Minutes of the meeting of the Committee held on 5th December 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments:-

1) Minute No. 137 page 1738, resolution 1) reference should be made to the terraced block, rather than the whole development being out of character.

2) Minute No. 137 page 1738, resolution 3) the deletion of the word "due".

153. APOLOGIES

Apologies for absence were submitted from Mr MJ Bryant and Mr AJ Ross.

163. APPLICATION NO: 2001/5327, OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 3 DWELLINGS WITH GARAGES AND PARKING, CAISTER, SANDHURST ROAD, FINCHAMPSTEAD, FOR BECKBRIDGE LTD

The Committee considered a report about the application set out on Agenda pages 1874 1885.

Members were informed that comments from Finchampstead Parish Council had been received which expressed concern regarding traffic movements.

In addition three further letters of objection had been received.

Officers informed the Committee that should permission be granted an additional condition No.14 should be added stating that "Before development

commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street lighting shall be subsequently installed without the prior agreement of the Local Planning Authority."

In addition the following informatives should be added:-

1 The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

2 The details required to be submitted in a subsequent reserved matters application under condition 1 should include road surface materials.

Mr Woods, a representative of the applicant attended the meeting and spoke in support of the proposal.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 to secure the provision of £20,000, removal of all existing buildings and extinguishment of existing uses from the site which have the benefit of the Certificate of Lawful Use before residential development commences, and replacement with grass/landscaping (except the residential dwelling 'Caister ' and its curtilage).

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/5327 be approved subject to the conditions set out on Agenda pages 1879 to 1882, and subject to:-

(i) an additional condition No.14 stating that "Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street lighting shall be subsequently installed without the prior agreement of the Local Planning Authority."

(ii) the additional informatives:- 1. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

2. The details required to be submitted in a subsequent reserved matters application under condition 1 should include road surface materials.

Development Control Ref No:	Received	Parish
O/2001/5327	22.11.01	Finchampstead

Applicant: Beckbridge Ltd.
Location: Caister, Sandhurst Road, Finchampstead
Proposal: Outline application for the proposed erection of 3 dwellings with garages and parking.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell.

SUMMARY:

1. Planning History - On this 0.97 ha. site is a bungalow 'Caister' and yard with several outbuildings in the central part of the site. There are trees around most of the site's boundaries and on land at the rear where the dwellings are proposed. There are also some trees (which are subject to Tree Preservation Orders [TPOs]) each side of the long access from Sandhurst Road and there are two woodland TPOs on the north eastern and western parts of the site. (The latter covers part of the site of the proposed dwellings.)

   Outline application No. O/2000/1530 was refused permission on 6.9.00 for the erection of 11 dwellings and demolition of the existing dwelling. There have also been 2 withdrawn applications submitted during 2000, O/2000/1529 and O/2000/2330, for the erection of 4 dwellings at the rear (west) of the site. (These had recommendations for refusal from the highway officer).

   Certificate of Lawful Use No. CLE/2001/3883 was issued on 19.7.01 for use of the yard area for the "storage of up to 2 haulage/miscellaneous vehicles at any one time with associated repairs to these vehicles by residents living in the adjacent dwelling Caister".

   Outline application No. O/2001/3944 was recommended for conditional approval with legal agreement, but was refused permission by the Development Control Committee at the meeting of 3 October, following deferral for a site visit from the previous meeting. The application was refused permission for two reasons. Firstly, that the proposal constituted over-development of the site giving rise to a cramped and overcrowded appearance, and secondly because the proposed access would have an unacceptably urbanised and contrived appearance to the detriment of the rural character of the area. The applicants have submitted an appeal against this refusal to the Planning Inspectorate.

   The application is before the Committee because a financial contribution towards highway safety measures has been offered.

This bit says
site area 0.97ha
the form says
1.16ha.



2. **Proposal** - The proposal is in outline with now only the means of access to be determined. The (now indicative) site layout plan shows three detached houses with garages are proposed at the rear (west) of the site. The applicants have explained that all the existing buildings (except the bungalow 'Caister') would be removed and all existing commercial uses extinguished; to be secured by means of a legal agreement, if the application is granted permission. The applicants have also offered £20,000 towards speed reducing/road safety measures along Sandhurst Road.

Revised plans (now indicative): Show adjustments to the siting of the proposed dwelling and garage on plot 3.

The applicants submitted a report by an expert consultant on badgers. with the previous application. This advises that badgers resident in the vicinity cross the site from time to time. It would therefore be advisable that if the site is developed, badger gates are provided in the fences of back gardens proposed for the western end of the site, together with a covenant placed on owners requiring them to maintain them (as has been done at the Persimmon development in Arborfield [former brick & tile works site]).

The applicants have explained that the current application has been submitted to overcome the first reason for refusal on the previous application. Regarding the second reason for refusal, they explain that the additional length of access road would not be visible from the public domain and that the proposed removal of existing buildings and hardstandings would more than compensate for the additional stretch of road in terms of any increase in urbanised appearance. (The road would be a private road).

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: developmentcontrol@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Finchampstead Parish Council :*** No comments yet received.

- ***2 letters of support:*** Would be an improvement compared with the commercial use on the site which is a cause for concern and would reduce traffic movements in comparison. Consider the current proposal is a sensible compromise that would reduce any impact on existing properties along the site's boundaries.
- ***1 letter of points of concern:*** Asks for proposed dwelling on plot 3 to be moved 1 metre to the west and garage I metre to the south and east so that then would be screened. Also asks for conditions covering removal of all existing buildings and storage area and cessation of all commercial activities on the site. Extensive tree planting and retention of tree 82, no street lighting, low noise surface and speed restriction to 10 mph, speed reduction measures on the A321 including a 40 mph limit and hours of construction limitation to between 9 am and 6 pm and on weekdays only.
- ***Council for the Protection of Rural England :*** Asks the Council to refuse the application as the site is outside a settlement boundary and in gap/green wedge and so contrary to policies.
- ***Highway Officer :*** The applicant has confirmed that they would be willing to enter into a suitable legal agreement abandoning the existing commercial uses on the site if planning consent is obtained. Given the recent Certificate of Lawful use, it would be reasonable to assume that if each commercial vehicle entered and left the site say 3 times per day, this would equate to a total of 12 one way movements. Furthermore, assuming that the drivers of the commercial vehicles drove to the site in their own cars this would equate to a further 4 movements. Add onto this the number of vehicle movements associated with the residential dwelling 'Caister' (9 movements), this would add up to a total of approximately 25 movements using the existing access onto Sandhurst Road.

  Comparing this with the likely level of traffic generated by the site with the proposed development (Caister plus 3 additional dwellings) with each generating in the order of 9 vehicle movements per day, this would result in 36 movements. This would clearly represent a material increase in turning traffic at a point where visibility is restricted and where speeds are high. Furthermore, due to the vertical alignment of Sandhurst Road at this point, visibility available from high cab HGV vehicles would be better than that from a private car.

  It can be demonstrated that the proposed development would result in a material increase in turning traffic, and whilst this should be resisted, the benefits of removing large slow moving vehicles cannot be ignored. Moreover, if the commercial uses were to resume, it is possible that the intensity could be increased with little planning control. The applicant has also offered a financial contribution of £20,000 towards speed reducing/road safety measures along Sandhurst Road. Therefore, on balance raises no objection subject to a legal agreement securing a financial contribution of £20,000 towards traffic management/road safety schemes along the A321 Sandhurst Road, and the removal of any commercial use of the land, and to conditions.
- ***Environment Health Officer :*** No objection subject to conditions covering hours of construction and potential contamination.
- ***Policy and Plans :*** The revised plan shows that the proposed dwellings would be entirely within the settlement boundary, but new trees and hedging should be planted along the settlement boundary to enhance it.

- ***Environment Agency :*** Comments not yet received for the current application, but previously advised no objection subject to a condition covering surface water control.
- ***Tree Officer :*** The dwellings on plot 1 and 3 need to be either reduced in size or repositioned to increase the separation with boundary trees being kept. Also recommends conditions.
- ***Council's Ecologist :*** Is satisfied the proposal is unlikely to have any adverse effect on the local badger population.

4. **Appraisal** – Main issues are:

   A. Principle of residential development and effect on the character and appearance of the area (Berkshire Structure Plan Policies C2, C6, H2 and EN1; South East Area Local Plan Policies STV2, SC1, SH1, SBE1 and SBE9; Wokingham District Local Plan (Deposit Draft) Policies WOS2, WOS3, WCC1, WCC2, WH1 and WBE11; Planning Policy guidance Note No. 3 (PPG3).

   B. Density and housing mix (Berkshire Structure Plan Policy H9; South East Area Local Plan Policy SH8; Wokingham District Local Plan (Deposit Draft) Policy WH6; PPG3).

   C. Effect on neighbouring residential property (South East Area Local Plan Policies SBE1 and SBE2; Wokingham District Local Plan Policy WBE1).

   D. Traffic, access and parking (Berkshire Structure Plan Policy LD5; South East Area Local Plan Policy ST3; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

   E. Existing use of the site.

   F. Concerns of the Parish Council and local residents.

   G. Inspector's report on part two of the Wokingham District Local Plan.

A. Principle of Residential Development and effect on the character and appearance of the area

The proposed houses and garages would be sited within the settlement boundary. Residential development of this part of the site is therefore acceptable in principle under the Council's policies.

Policy WH1 requires proposals for residential development within settlement boundaries to comply with various criteria. Criterion (a) requires that wooded areas that are important to the character of the settlement are protected from inappropriate development. The proposed buildings would require removal of some trees, but a considerable number would remain, and those to be removed are mainly self-seeded birch. Whilst, the Council's tree officer is now not satisfied with the siting on plots 1 and 3, the applicants have now stated that siting is to be a reserved matter. Adjustments to the siting in relation to trees could be made at that stage to satisfy the tree officer's requirements. Providing that additional trees are planted to the east of the proposed development (as

indicated on the plan), it is considered that the effect on the character of the settlement and area would not be inappropriate.

The existing access road would be extended through land outside the settlement boundary beyond the existing yard area to the proposed houses, and would be about 4m. wide over this stretch. However, the existing non-residential buildings and uses that are also outside the settlement boundary would be removed. It is considered that the benefit of removal of these buildings and uses on the character and appearance of the area would significantly outweigh the impact that the additional road would have.

B. Density and housing mix

The area of the proposed houses, garages and gardens is 0.24 ha. in size. Therefore the net developable area is below the 0.3 ha. threshold above which the Council's policy requires a net density of at least 30 dwellings per ha. in principle. The site of the proposed dwellings is largely self-contained by the surrounding trees, and therefore the proposed density is considered acceptable.

The application is in outline but siting is to be determined and the application form states 27 habitable rooms are proposed in total for the 3 dwellings. Therefore each dwelling can be expected to have at least 4 bedrooms. This mix does not comply with Policy WH6 which encourages a proportion of smaller dwellings. However, as the proposal is for only 3 dwellings, it is considered acceptable.

C. Effect on neighbouring properties

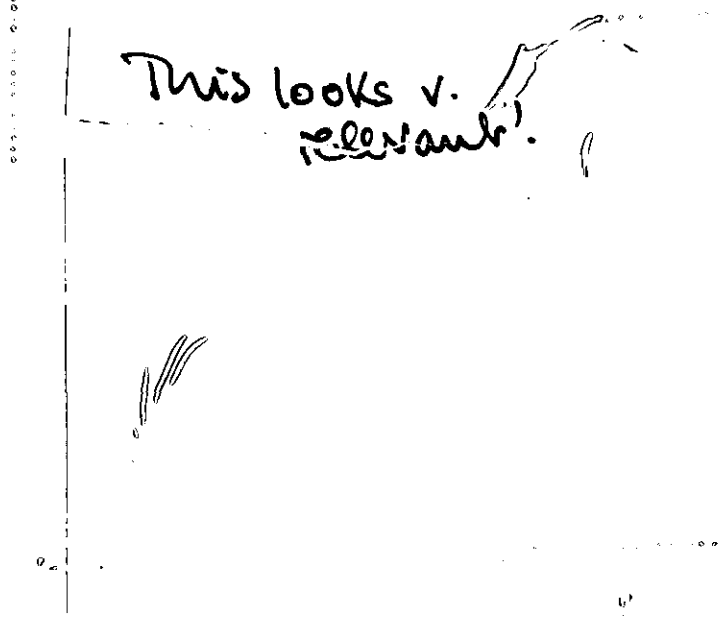
The revised plan is now indicative only but nevertheless shows how the proposed 3 dwellings could be accommodated on the site, and the information given below is based on the indicative plan. The side elevation of the proposed dwelling on plot 3 would be at least 37m from the nearest rear elevation of the dwellings in Tintagel Road, and the proposed garage 27.5m away. Also there are some trees along this boundary. The effect on these existing dwellings is therefore considered acceptable, but the gap in the existing tree coverage along the boundary with plot 3 should be filled by additional tree planting. At the rear there would be at least 39.5m between the rear elevation of the proposed and existing dwellings, and there are trees in between. The effect on neighbouring properties is therefore considered to be potentially acceptable.

D. Traffic, access and parking

As the highway officer raises no objection subject to the proposed contribution and removal of existing and allowed uses, the proposal is considered acceptable on highway grounds, subject to a legal agreement and conditions.

E. Existing use of the site

The applicants have offered to enter into a legal agreement removing all the existing buildings and extinguishing the existing commercial use on the site, leaving only the bungalow, 'Caister'. This part of the site is outside the settlement boundary and in the gap between settlements. It is considered that this would be beneficial in terms of the character and appearance of the area and effect on most of the nearby residential properties. As it is proposed to divide this land between the 4 plots (including the existing dwelling), it is considered that


This looks v.
relevant!

permitted development rights should be removed for any outbuildings within this area.
There is a strip of wooded land averaging about 7m wide adjacent to the east side boundary of the site, which is outside the application 'red line', but is not fenced off from the Caister site. This land was sold to a building company which built the adjacent dwellings adjacent in Kiln Ride (in the late 1960s), and went into liquidation.

F. Concerns of local resident.
These have been noted and addressed above. The revised indicative plan alters the siting of the proposed dwelling and garage on plot 3 as requested.

G. Inspector's report on part two of the Wokingham District Local Plan.
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WOS2: The Inspector recommends that the identified settlements should be divided into categories A and B. Finchampstead North is a Category B settlement in which he recommends that only limited infilling and small windfall development will be permitted.
Comment: As the proposal is small windfall development within the settlement, the Inspector's recommendations do not impact on the acceptability of the proposal in principle.
Policy WCC1: No recommended change to the settlement boundary for Finchampstead North in the vicinity of the application site. No recommended changes to the wording of Policy WCC1 that would be material to the consideration of this application.
Policy WCC2: Recommended alterations to the wording of Policy WCC2 but retains the essential concept of gaps/green wedges.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WOS3: The Inspector does not recommend any changes to the wording of policy WOS3 itself.

5. **Conclusion** - The proposal is considered acceptable in principle and in terms of its effect on the character and appearance of the area and on neighbouring residential properties. The proposal is also considered acceptable in highway terms, subject to a legal agreement covering the proposed contribution of £20,000, removal of all existing buildings and extinguishment of existing uses from the site which have the benefit of the Certificate of Lawful Use before residential development commences, and replacement with grass/landscaping (except the residential dwelling 'Caister' and its curtilage).

6. **Recommendation** - GRANT planning permission subject to completion of a Section 106 Agreement to secure the provisions set out in paragraph 5 above and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
3. 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.
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
5. 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.
6. 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.
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.
9. 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.

10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approve details.
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.
13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Reasons

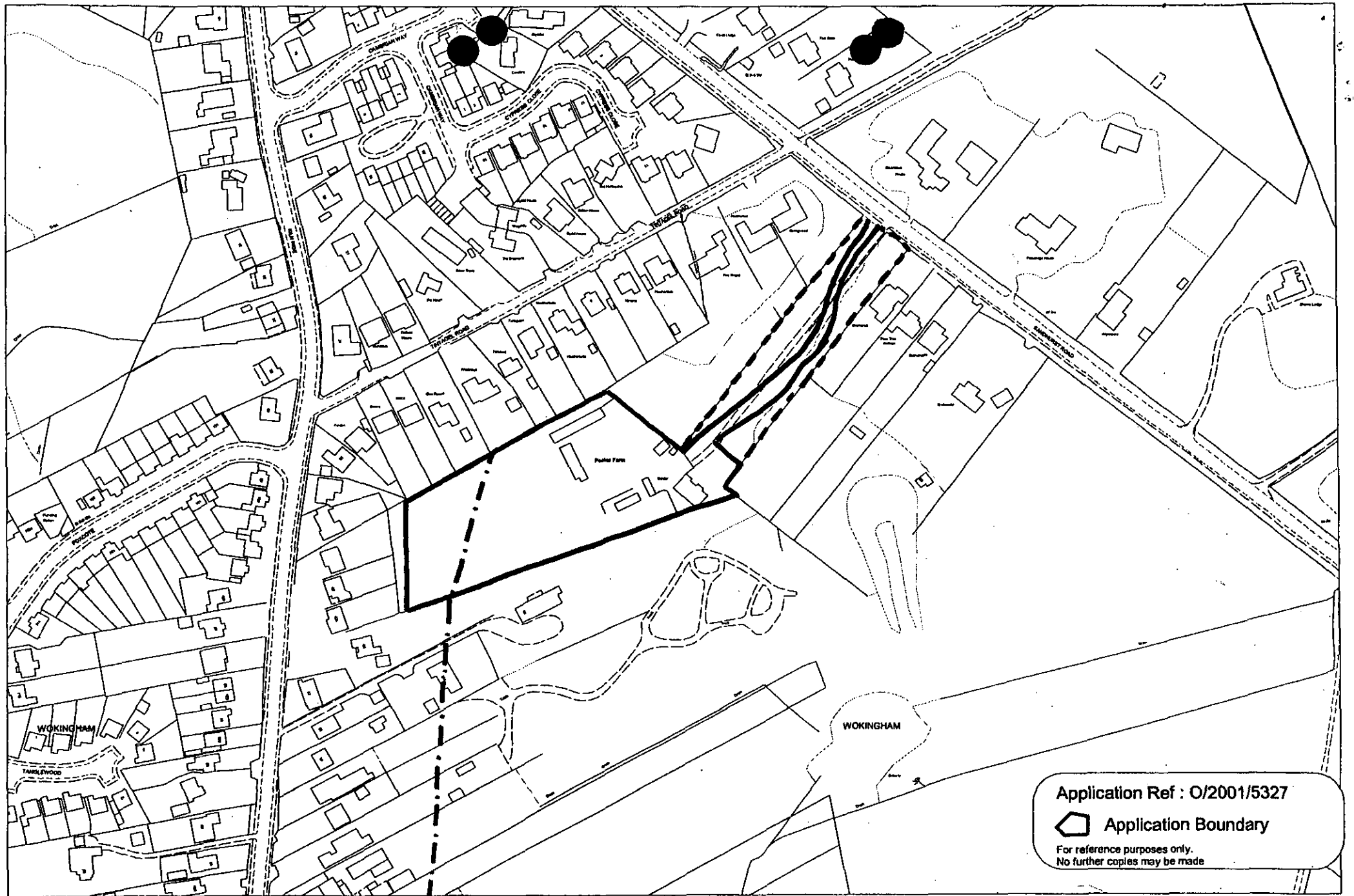
1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act1990.
2. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.
6. In the interests of highway safety and convenience.
7. In the interests of highway safety and convenience.
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
10. To prevent the increased risk of flooding and to improve water quality.
11. To protect any badgers which may be on or cross the site.
12. To safeguard the character and appearance of the area.
13. In the interests of residential amenity.

Informatives

1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

   Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
   South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.



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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2002

Scale: 1 : 2500

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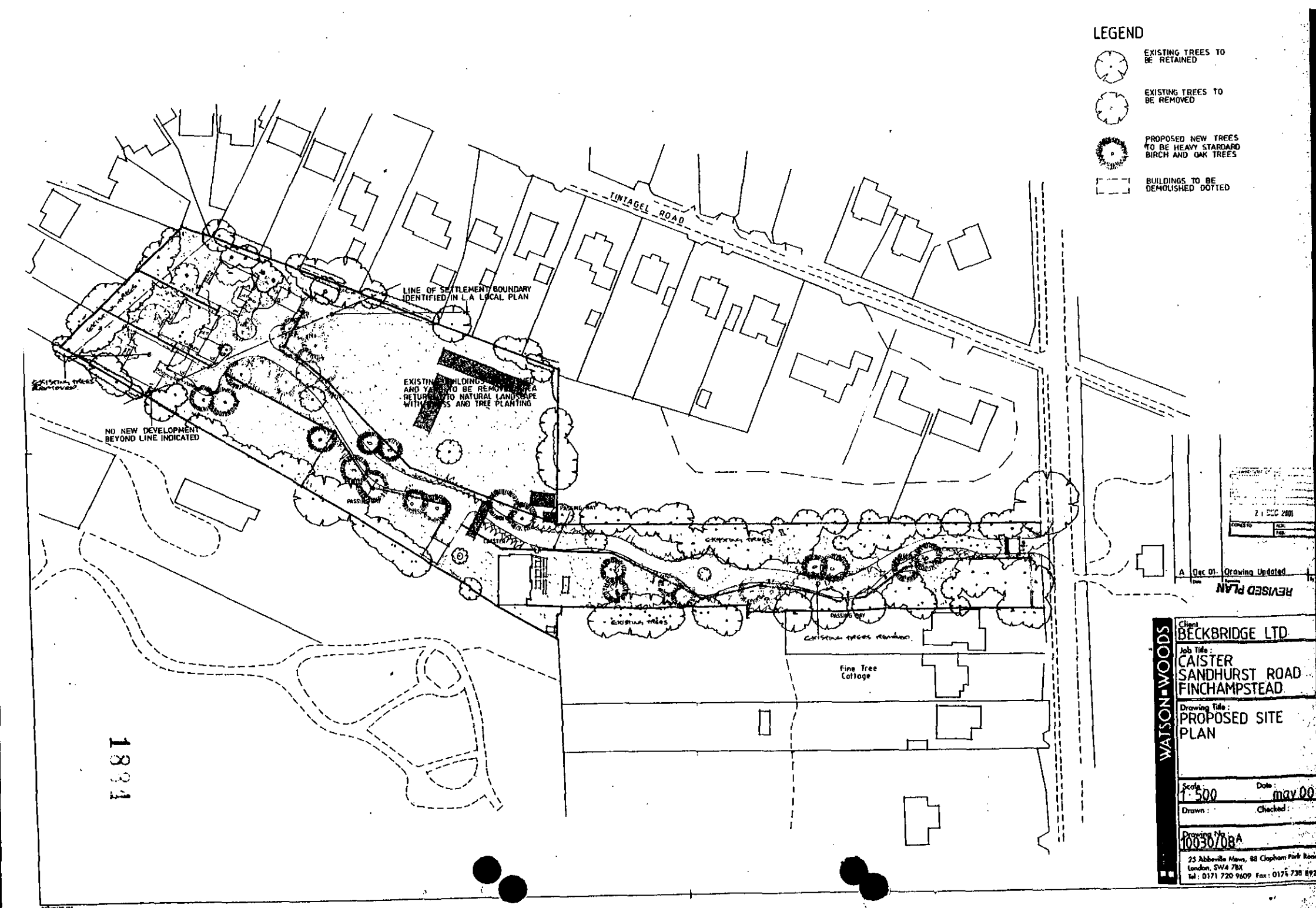
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EXISTING TREES TO BE REMOVED
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BUILDINGS TO BE DEMOLISHED DOTTED
TINTAGEL ROAD
LINE OF SETTLEMENT BOUNDARY IDENTIFIED IN L.A LOCAL PLAN
NO NEW DEVELOPMENT BEYOND LINE INDICATED
PASSING BAY
Fine Tree Cottage
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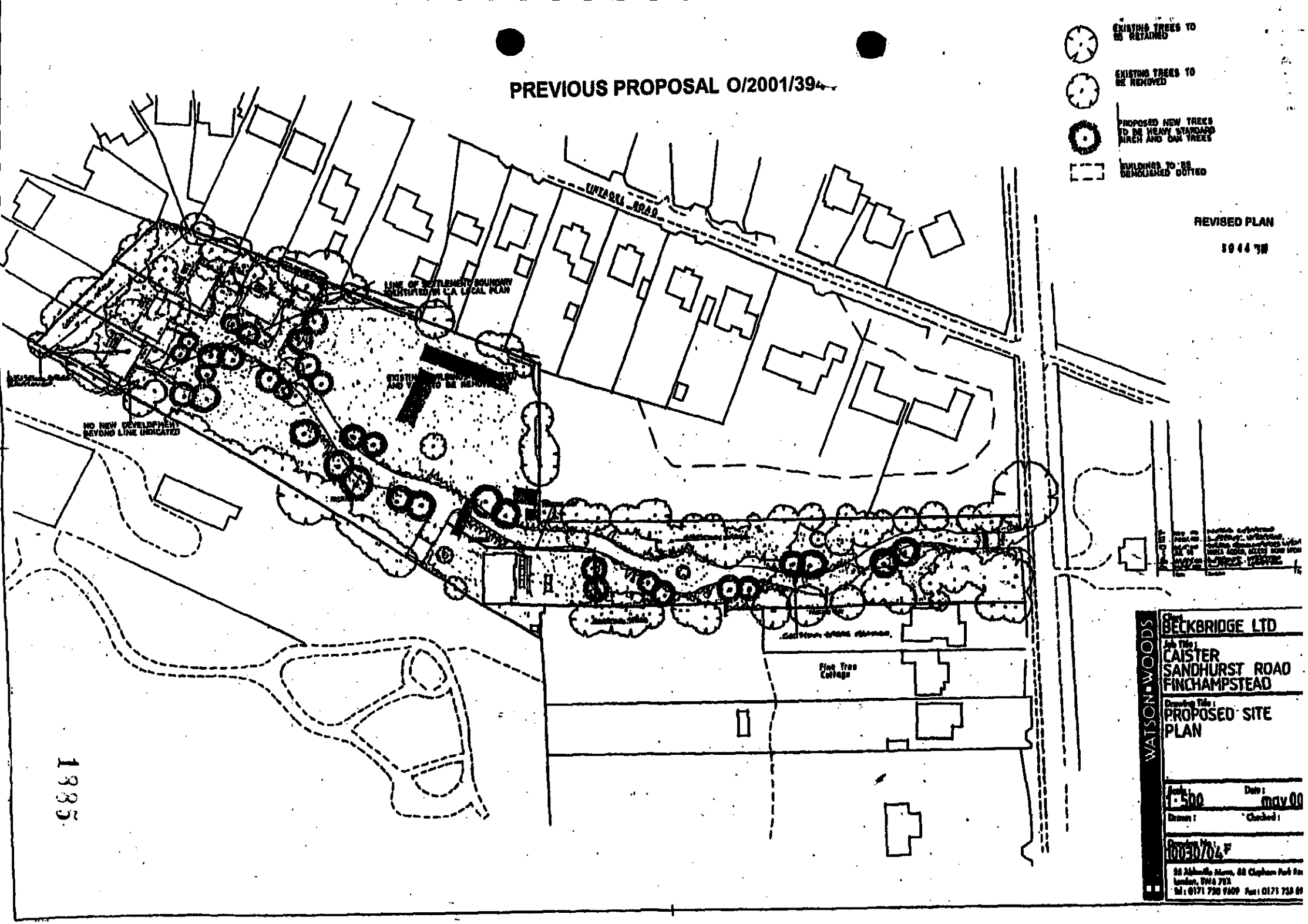
REVISED PLAN
WATSON-WOODS
Client
BECKBRIDGE LTD
Job Title :
CAISTER
SANDHURST ROAD
FINCHAMPSTEAD
Drawing Title :
PROPOSED SITE PLAN
Scale
1:500
Date :
may 00
Drawn :
Checked :
Drawing No :
10030/08A
25 Abbeville Mews, 88 Clapham Park Road
London, SW4 7BX
Tel : 0171 720 9609 Fax : 0171 738 892


PREVIOUS PROPOSAL O/2001/39
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EXISTING TREES TO BE REMOVED
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BUILDINGS TO BE DEMOLISHED DOTTED
REVISED PLAN
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LINE OF SETTLEMENT BOUNDARY
NO NEW DEVELOPMENT BEYOND LINE INDICATED
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WATSON WOODS
BECKBRIDGE LTD
CAISTER
SANDHURST ROAD
FINCHAMPSTEAD
PROPOSED SITE PLAN
1:500
may 00
10030/04 F
1885

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
O/2001/5327	Paul & Claudette Gro Pine Tree Cottage Sandhurst Road WOKINGHAM. RG40 3JQ
O/2001/5327	Dr S P Wilford 17 Copse Drive WOKINGHAM. RG41 1NA
O/2001/5327	Alun G. Hicks Westways Tintagel Road FINCHAMPSTEAD RG40 3JJ
O/2001/5327	Richard Owen & Sarah Owen Glaslyn 43 Kiln Ride FINCHAMPSTEAD RG40 3PJ
O/2001/5327	R. A. Whitmarsh 43a Kiln Ride WOKINGHAM. RG40 3PJ
O/2001/5327	George Roberts Springwood Tintagel Road WOKINGHAM. RG40 3JJ
O/2001/5327	C B Wood Itasca Tintagel Road Finchampstead RG40 3JJ

Committee letters sent 03/01/02

Date: 03 January 2002

Your Ref:

My Ref: **Angela Odell - O/2001/5327**

Beckbridge Ltd
C/O Watson Woods
Unit 25, Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

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

Dear Sir/Madam

Application Number: O/2001/5327

Site Address: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with doubles garages and parking..

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.01.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WORK SHEET FOR : Angela Odell

Application Number : O/2001/5327

Applicant : Beckbridge Ltd C/O Watson Woods.

Location : Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6.12.01

Date of Neighbour Notifications : .....

Date of Site Visit : 6.12.01

Date Registered : 22/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 17/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2001/5327

Appraisal :

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

subj to LA.

At Committee 9.01.02

1. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
3. 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.
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.
5. 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.
6. 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.
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.
9. 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.

10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approve details.
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.
13. There shall be no bonfires on the site during the demolition site clearance and construction period.
14. **Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.**

Reasons

1. a) No such details have been submitted.
   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act1990.
2. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.
6. In the interests of highway safety and convenience.
7. In the interests of highway safety and convenience.
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
9. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
10. To prevent the increased risk of flooding and to improve water quality.
11. To protect any badgers which may be on or cross the site.
12. To safeguard the character and appearance of the area.
13. In the interests of residential amenity.

Informatives

1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

   Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
   South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

3 The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

4. The details required to be submitted in a subsequent reserved matters application under condition No.1 should include road surface materials.

Application Number O/2001/5327
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

As per 3944

SITE ADDRESS: Caister Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: O/2001/5327

OFFICER: Angela Odell

DATE OF SITE VISIT: 6.12.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 6 12.01

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Angela Odell

DATE: 29 November 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 JAN 2002

COPIES TO:	ACK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: O/2001/5327

Proposal: Outline application for the proposed erection of three new dwellings with doubles garages and parking..

Site Address: Caister, Sandhurst Road, Finchampstead, Wokingham.

Applicant: Beckbridge Ltd C/O Watson Woods.

Your observations are required in respect of this application **by 23/12/2001** .

Councillors have expressed concern (as in the previous application) about traffic movement that will be generated to and from the site onto the busy Sandhurst Road at this point. Perhaps road safety aspects could be incorporated in a Section 106 agreement to provide facilities to combat the danger.

SIGNED: C.S. Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

A1100 0128

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

10 DEC 2001
COPIES TO:
ACK: ✓
FILE:

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

6 December,2001

Dear Sir,

APPLICATION NO.O/2001/5327 - PROPOSED ERECTION OF 3 DWELLINGS ON LAND AT CAISTER,SANDHURST ROAD,FINCHAMPSTEAD.

The land involved in this application is classified as Green Gap/ Wedge in the draft Wokingham District Plan(1997) and as Separation of Settlements/Setting of Settlements in the South East Area Local Plan(SEALP). The development proposed would be contrary to Policy WCC2 of the draft Wokingham District Plan(1997) and to Policies SC1 and SC2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

S P Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17th December 2001

Location: Caister, Sandhurst Road, Finchampstead.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Application Number: O/2001/5327

In response to your consultation dated 29th November 2001 for the above application, the arboricultural comments are as follows:

The dwellings on plot 1 and 3 need to be either reduced in size or repositioned to increase the separation with boundary trees being kept.

Standard conditions C150, C151 and C153 should be imposed if planning permission is granted.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 18th January 2002

Location: Caister, Sandhurst Road, Finchampstead.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Application Number: O/2001/5327

In response to your consultation dated 21st December 2001 for the above application, the arboricultural comments are as follows:

The revisions to plot 3 shown on drawing number 10030/08A do not overcome my concerns in relation to trees. However I have no objection to planning permission being granted with siting being approved as a reserve matter.

Standard conditions C150, C151 and C153 should be imposed if planning permission is granted.

Neil Etherington
Senior Arboriculturist

51424

ENVIRONMENT AGENCY

PLANNING SERVICES	HP
POL	TLS
DC Amo	ENF
APP	
CS	
0 4 JAN 2002	
COPIES TO:	ACK:
	FILE:

Our Ref : SP/2001/004963-1/1
Your Ref : O/2001/5327

Date : 31 December 2001

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

Dear Ms Odell

PROPOSAL: 3 NEW DWELLINGS WITH GARAGES AND PARKING
LOCATION: CAISTER, SANDHURST RD, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 29 November 2001, received on 4 December 2001. Please quote the following reference in any correspondence: SU86NW/1/17. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454543 for further details.

ADVICE TO PLANNING AUTHORITY

Landfill Gas Risk

According to our records, there is one landfill site within 250 metres of the site. In view of the

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

distance from the site and the nature of the fill material, it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

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

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

Surface Water Control

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

ADVICE TO APPLICANT

Environment Protection

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

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

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

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

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

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

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

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

Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season

(generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

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

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

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

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

Wildlife Enhancement

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

Natural Drainage

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

Sustainable Construction

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

Site Enhancements

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as

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

possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, on 01276 454349, quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

CC: Watson Woods

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

+44 1372 450265 BECKBRIDGE LTD

URGENT FAX

Date: 27.12.01.

PLANNING SERVICES	APP 51309
Time: 9:35	TLS Ref:
DC	ENF
APP AO	
DS	
28 DEC 2001	
COPIES TO:	ACK:
	FILE:

To: Wokingham D.C

For the attention of: Angela O'Dell

From: Chris Wood

With reference to Caistor.

Contents: letter enclosed as Requested

I shall be in my office until 4pm today.

Regards

Chris Wood

Pages (inc. this sheet) 2 Fax No. 0118-974-6484

THE LODGE, GUILDFORD ROAD, EFFINGHAM, SURREY KT24 5PE
TEL: 01372 450201 FAX: 01372 450265

BECKBRIDGE LTD

27.12.01

Mrs Angela O'Dell.
Wokingham District Council.
BY FAX 0118-974-6484.

Dear Mrs O'Dell.

Ref. Caister Application No 0/2001/5327

Further to our telephone conversation this morning I request that above application is considered in Outline form on January 9th 2002.

Means of access is to be considered. Siting is to be a reserved matter.

If you have any queries call me today.

Yours sincerely

Chris Woods.

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 29 November 2001

Application Number: O/2001/5327

Proposal: Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Caister, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Beckbridge Ltd C/O Watson Woods.

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

✓ below as applicable;

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

Comments as per application no. 3144 with contributions as previous.

Signed: _____ **Print name:** AC 6/12/01

Policy and Plans Consultation

Date: 10/12/01
Case Officer: Angela Odell
Location: Caister, Sandhurst Road
Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking
Application Number: O/2001/5327
Applicant: Beckbridge Ltd C/O Watson Woods

General:

WDLPDD Policies applicable to this application are as follows:

WOS1(i): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WLL7: Landscape and New Development
WBE1: Development in its Local Context
WH1: Housing Development – Unidentified Sites
WT1: Location of Development
WT2: Access to Development
WT7: Road Safety

The application site is a previously developed piece of land. The western part of the site falls within the identified settlement of Finchampstead North, whilst the rest of the site is designated as green gap under Policy WCC2. The site plan shows that the proposed housing is within the identified settlement, and that no development is proposed beyond the settlement boundary. Development is therefore acceptable in principle under Policies WOS1(i) and WOS2. However, the proposed housing is located on the edge of the settlement, adjoining a green gap/wedge, therefore, it should not undermine those boundary features important to the landscape. The proposal should be tested against Policy WLL7 to ensure that it provides measures for the protection and enhancement of the surrounding landscape character, particularly existing boundary features.

Furthermore, the proposal should be tested against Policies WOS3, WBE1, WH1, WT1, WT2 and WT7. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of adjoining occupiers. It should have satisfactory and safe access and should not effect the flow of traffic along Sandhurst Road.

This proposal complies with PPG3 (2000), which stresses the importance of sustainable development by maximising the re-use of previously developed land within the urban area. Paragraph 30 of PPG3 stresses that in identifying sites for allocation, local authorities should *'follow a sequence, starting with the re-use of previously-developed land and buildings within urban areas identified by the urban housing capacity study, then urban extensions, and finally new development around nodes in good public transport corridors'.* However, it should also be noted that the Inspector has identified Finchampstead North as one of the settlements in which

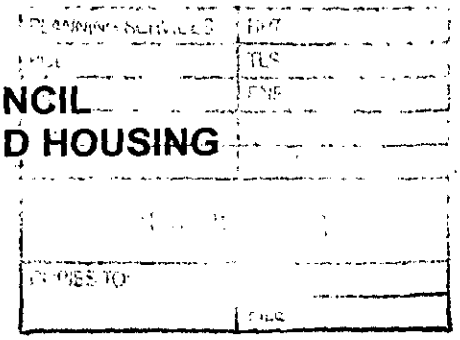
POLICY

only limited infilling and small windfall development should be permitted as it possesses a low range of basic services.

Density:
The net area of the site is taken to be the area proposed for housing within the identified settlement which is approximately 0.22ha. Development of 3 dwellings equates to a density of 14dph. This is well below the density levels advocated in paragraph 58 of PPG3 and recommended by the Local Plan Inspector.

Conclusions:
Housing development is acceptable in principle if it ensures that existing boundary features are protected or enhanced. However, this proposal makes inefficient use of land and therefore does not comply with PPG3 paragraph 58 or the Local Plan Inspector's recommendation that no development should be permitted of less than 30dph.

Debra Hammond
Policy and Plans



WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: O/2001/5327

Date. December 3, 2001

PROPOSED: ERECTION OF 3 DWELLINGS AND GARAGES

LOCATION: CAISTER, SANDHURST ROAD, FINCHAMPSTEAD

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

Standard Planning Condition C170 regarding contaminated land and C070 regarding hours of construction.

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Angela Odell

To: Andy Glencross
Subject: RE: Planning Application 0/2001/5327 Caisters Sandhurst Rd Finchampstead

Thanks

-----Original Message-----
From: Andy Glencross
Sent: 11 December 2001 13:49
To: Angela Odell
Subject: RE: Planning Application 0/2001/5327 Caisters Sandhurst Rd Finchampstead

Hi Angela

Yes you are right I missed the fact that I have commented on a previous application.

Cheers

Andy

-----Original Message-----
From: Angela Odell
Sent: 07 December 2001 16:14
To: Andy Glencross
Subject: RE: Planning Application 0/2001/5327 Caisters Sandhurst Rd Finchampstead

This application is the same as one recently on the site, but the number of proposed dwellings has been reduced from 4 to 3. The submitted a badger survey with that application. We recommended it for approval but members refused it due to overdevelopment - hence the reduction from 4 to 3 houses proposed. I attach the report. Under the circumnstances it would be rather difficult for us to so soon afterwards ask for further surveys. I have programmed the current applicaiton for 9 Januray Committee, for which draft re << File: 3944.doc >> ports are due next Tuesday 11 Dec. with the same conditons.

-----Original Message-----
From: Andy Glencross
Sent: 07 December 2001 15:43
To: Angela Odell
Subject: Planning Application 0/2001/5327 Caisters Sandhurst Rd Finchampstead

Hi Angela

My views on the above are as follows.

The site is currently partly wooded and may hold some ecological interest.

I feel that prior to granting outline permission we should ask for an ecological assessment of the site from the developer. The consultant used should be a member of the Institute of Ecological and Environmental Managers (IEEM). The survey needs to address the following issues

General habitat assessment/comments

Assessment of existing trees with regard to potential for hibernating bats

The area in around Finchampstead is particularly good for reptiles such as slow worms adders and common lizards which must be removed from a site prior to development taking place.

Finchampstead has a high density of badger setts and they may be using this site for foraging. I feel that the above ecological survey should

The surveys for bats and badgers will need to take place prior to outline planning permission being granted, the others could be attached as a condition, and carried out at the appropriate season (summer).

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

BECKBRIDGE LTD

PLANNING SERVICES	HPT 50794
POL	TLS
DC AO	ENF
APP	
CS	
11 DEC 2001	
COPIES TO:	ACK:
	FILE:

07DEC01L

Ref: CDW/jsw

7th December 2001

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

Dear Mrs Odell

Re: Application 0/2001/5327 – Caister

I enclose, herewith, a copy of a Section 106 Unilateral Planning Obligation, which I consider to be relevant to the current scheme for three houses. Please will you confirm that you are happy with its format? We will then seek its implementation prior to the due date.

If you have any queries, please call me.

Yours sincerely

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

Enc.

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

SECTION 106 UNILATERAL PLANNING OBLIGATION

THIS DEED is made the day of 2001 by Beckbridge Ltd ("the Developer")

RECITALS

1. Wokingham District Council ("the Council") is the Local Planning Authority for the purposes of this Deed for the area within which the land described in the First Schedule ("the Land") is situated and by whom the obligations contained in this Deed are enforceable.

2. The Developer is a person interested in the land as prospective purchaser.

3. The Developer has by application dated 29th November 2001 (Ref: 0/2001/5327 - "the Planning Application") applied to the Council for permission to develop the Land in the manner and for the uses set out in the Planning Application and in the plans specifications and particulars deposited with the Council and forming part of the Planning Application more particularly set out in the Second Schedule ("the Development").

NOW THIS DEED is made in pursuance of Section 106 of the Town and Country Planning Act 1990 and is a planning obligation for the purposes of that section and **WITNESSES** as follows:

1. The Developer covenants with the Council to perform the obligations specified in the Third Schedule.

2. It is declared as follows:

   2.1 The obligations in this Deed shall be enforceable in accordance with the provisions of Section 106(3) of the Town and Country Planning Act 1990.

   2.2 No person shall be liable for breach of a covenant contained in this Deed after he shall have parted with all interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant prior to parting with such interest.

   2.3 The covenants contained in this Deed shall take effect only upon the date specified by the Owner in a written notice served upon the Council as the date upon which the Development is to be commenced or if no such notice is served the actual date on which the Development was begun within the meaning of Section 56 of the Town and Country Planning Act 1990.

2.4 If the permission granted pursuant to the Planning Application shall expire before the Development is begun as defined above or shall at any time be revoked this Deed shall forthwith determine and cease to have effect.

2.5 Nothing in this Deed shall prohibit or limit the right to develop any part of the Land in accordance with a planning permission (other than one relating to the Development as specified in the Planning Application) granted (whether or not on appeal) after the date of this Deed.

IN WITNESS whereof these presents have been duly executed as a Deed by the Developer hereto the day and year first before written.

FIRST SCHEDULE

Land adjoining Caister, Sandhurst Road, Wokingham

SECOND SCHEDULE

Redevelopment site retaining existing bungalow providing 3 new residencies with double garages and associated car parking spaces.

THIRD SCHEDULE

1) Prior to the development commencing, permanently cease the use of the land edged red on the plan B/1 as a haulage yard.

2) Pay up to the sum of £2500 for the legal and administration costs of making a Speed Reduction Order for Sandhurst Road.

3) Before occupation of the four houses pay up to the sum of £17,500 for implementing the works required to carry out the Speed Reduction Order.

THE CORPORATE SEAL OF)
Beckbridge Ltd was affixed to this Deed in)
the presence of)

Date: 21 December 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Angela Odell

The new plans show the following: Revised layout showing alterations to siting of proposed dwelling and garage on plot 3. Drawing no 10030/08A.

Comments are required by 04/01/2002.

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

1970

(RING ONE)

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

App No. D/2001/5327 (Planaps) / (Ludhouse) Date Rec. 21. 12. 01

Location: Caister, Sandhurst Road,

Parish Finchampstead

Applicant: Beckbridge Ltd.

Description of attached plans Revised layout plan showing alterations to ~~proposed~~ siting of proposed dwelling and garage on plot 3.

Drawing No's: 100 30/ 08A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

(DC copy taken)

OTHERS:

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

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

NEIGHBOURS: Glen Rowan, Itasca, Satara, Finden (all of Trintagel Road) 35, 37, 39, 41 & 43 Kiln Ride Date for Responses 4. 1. 02.

FURTHER ACTION

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

Redate Application ✗/ N From

New Site Notice ✗/ N

New Description

CASE OFFICER AD.

Consultations Sent by Admin. on 21. 12. PS.

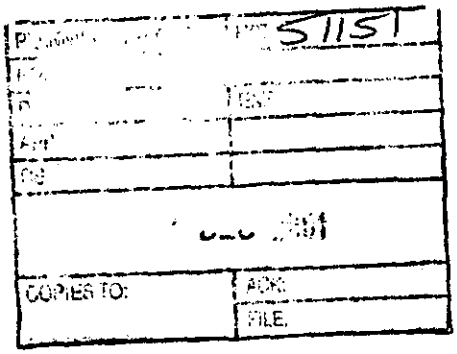
Yellow - Part One Copy
Green - Officer's Copy

WATSON • WOODS PARTNERSHIP

ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb
Your Ref: 0/2001/5327

20th December 2001



Mrs Angela O'Dell
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

REVISED PLAN

5327

Dear Mrs O'Dell

Re: **CAISTER, SANDHURST RD, FINCHAMPSTEAD**

Subsequent to your discussions with Clive Woods please find enclosed 6 copies of updated drawing 10030/08A.

If you have any queries do not hesitate to contact us.

Yours sincerely

IAN BOLT

Encl.

c.c. Mr Alistair Grant - Robert Shaw & Partners
Mr Clive Woods - Beckbridge Ltd

UNIT 25, 88 CLAPHAM PARK ROAD, LONDON, SW4 7BX TEL: 020-7720 9609 FAX: 020-7738 8924
PARTNERS: R.WATSON BA(HONS) DIP.ARCH RIBA. & C. WOODS BA(HONS) DIP.ARCH RIBA. ASSOCIATE: A.LONG
E-MAIL: ARCHITECT@WATSON-WOODS.COM WWW.WATSON-WOODS.COM

Received by Wokingham District Council

Application No: O/2001/5327

Proposal:
Outline application for the proposed erection of three new dwellings with doubles garages and parking.

Location:
Caister, Sandhurst Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2001/5327 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

29 November 2001

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2001/5327 relates.

Address of site CAISTER, SANDHURST RD.

FINCHAMPSTEAD

Signed [signature]

Date 5.12.01

10 DEC 2001

COPIES TO:

ACK:

FILE:

Postage will be paid by licensee

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



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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 NOV 2001
Officer: AO	Application No. 0/2001/5827

Map No. 99 Site 1.01

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: OUTLINE APPLICATION FOR THE (O) PROPOSED ERECTION OF THREE NEW DWELLINGS WITH DOUBLE GARAGES AND PARKING

Location: CAISTER, SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch North. 29.11.01 B.

Applicant: BECKBRIDGE LTD

Resubmission 2001/3944 - refused.

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 29.11.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans ✓ .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Binfield Badger Group
CPRE ✓
Andy Glencross, D-Pastures ✓ — re badgers

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓ .....
Environment Agency New access road site > 0·5 hectares .....

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

HERITAGE BODIES

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

OTHERS: (Rural Area, Green Gap & Wedges } for access road but not development)

.....

.....

No pre-apps

NEIGHBOURS: S/N + see attached lists

+ Trafalgar House, Richfield Ave, Reading
10 Cypress Close, Kiln Ride ?
Mrs J. E. Hodgetts, Caister, Sandhurst Rd, RG40 3TQ
+ all properties inside green line on map

Applicationo	Name & Address
O/2001/3944	B R Neale Claremont 45 Kiln Ride Finchampstead Berks RG40 3PJ
O/2001/3944	G. Roberts Springwood Tintagel Road Wokingham Berks RG40 3JJ
O/2001/3944	R Miller Heatherbell Tintangel Road Finchampstead Berks
O/2001/3944	Mr & Mrs D G Jones 41 Kiln Ride Finchampstead Berks
O/2001/3944	A Hicks Westways Tintangel Road Finchampstead Berks
0/2001/3944	The Owner / Occupier Glaslyn 43 Kiln Ride Finchampstead Wokingham Berks
O/2001/3944	P & C Groom Pine Tree Cottage Sandhurst Road Wokingham Berkshire RG40 3JQ
F/2001/3944	Mr + Mrs S Mann Graiswold Sandhurst Road Wokingham Berkshire RG40 3JQ

Duplicated

O/2001/3944	E. R. Cox Shorne Lodge Sandhurst Road Wokingham RG40 3JE
O/2001/3944	Mr. C.B. Wood Itasca Tintagel Road Finchampstead Berkshire. RG40 3JJ
O/2001/3944	Richard & Sarah Owen Glaslyn 43 KilnRide Finchampstead Wokingham RG40 3PJ
0/2001/3944	Robert Whitmarsh 43a Kiln Ride Wokingham Berks RG40 3PJ
O/2001/3944	P J Bartlett Silver Stock House Sandhurst Road FINCHAMPSTEAD RG40 3JE
O/2001/3944	Mrs Joy Roberts Torwood Tintagel Road WOKINGHAM. RG40 3JJ

Application refused letter sent 11.10.01

DR. I. D. Severn
Pine Wood
Tintagel Rd
Finchampstead
Wokingham. Berks
RG40 3JJ

WATSON • WOODS PARTNERSHIP
ARCHITECTURE & DESIGN

Our Ref: 10030/IB/vlb

21st November 2001

22.NOV.2001 5327

Mrs J E Hodgetts
Caister
Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3JQ

Dear Mrs Hodgetts

Re: **NEW RESIDENTIAL DEVELOPMENT FORMING 3 NEW RESIDENTIAL UNITS AT CAISTER, SANDHURST ROAD, FINCHAMPSTEAD**

Please find enclosed Certificate B as notification of our planning application submitted on behalf of Beckbridge Ltd on the above land.

If you have any objections to these proposals please notify Wokingham District Council within 21 days of receipt of this notice.

If you have any queries or require any further information do not hesitate to contact us.

Yours sincerely

IAN BOLT

Encl.

c.c. Beckbridge Ltd

UNIT 25, 88 CLAPHAM PARK ROAD, LONDON, SW4 7BX TEL: 020-7720 9609 FAX: 020-7738 8924
PARTNERS: R.WATSON BA(HONS) DIP.ARCH RIBA. & C. WOODS BA(HONS) DIP.ARCH RIBA. ASSOCIATE: A.LONG
E-MAIL: ARCHITECT@WATSON-WOODS.COM WWW.WATSON-WOODS.COM

To: Mrs J E Hodgetts
Caister
Sandhurst Road
Finchampstead
Wokingham
Berks RG40 3JQ

CERTIFICATE B

TOWN & COUNTRY PLANNING ACT 1990

NOTICE UNDER SECTION 66 OF APPLICATION FOR PLANNING PERMISSION

Proposed development at Caister, Sandhurst Road, Finchampstead, Wokingham.

TAKE NOTE THAT application is being made to Wokingham District Council by Watson Woods Architects on behalf of Beckbridge Ltd for the proposed development to form 3 new dwellings with double garages and associated parking.

If you wish to make representation about the planning application you should make them in writing within 2 days of the date of this notice to the Chief Planning Officer, Wokingham District Council, PO Box 157, Shoot End, Wokingham, Berks RG40 1WR.

WATSON WOODS

Signed: WATSON WOODS
(on behalf of Beckbridge Ltd)

21st November 2001

BECKBRIDGE LTD

22NOV01L

Ref: CDW/jsw

22nd November 2001

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

Dear Mrs Odell

Re: Caister, Sandhurst Road, Finchampstead

Further to our discussion today, I have pleasure in enclosing our planning application for three units on the land at the rear of Caister. This has been amended in accordance with a suggestion put forward by a Mr Wood, from Itasca at Tintagel Road.

You will recall the reasons for refusal on the previous application for four units at the site. The following points are of note with regard to our new application:

01. Reason 1 for the refusal was "the proposal constitutes over-development of the site giving rise to a cramped and over-crowded appearance". The reduction in units from four to three allows a more spacious arrangement, which must overcome any concerns with regard to the layout of the site.

    We note for the record that we do not accept that the reason for refusal of our previous application number 0/2001/3944 was valid. To our minds there was perfectly adequate space around the dwellings under the previous scheme.

02. Reason 2 for the refusal of application 0/2001/3944 was "the proposed access road would have an unacceptably urbanised and contrived appearance to the detriment of the rural character of the area". Again, we feel this argument was completely invalid. The road itself is not visible from the surrounding area and certainly not from the public domain.

Cont'd...

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

Furthermore, we offered under our previous application to remove the transport yard and its associated uses from the site.

The proposed new section of road, to which the reason for refusal relates, runs from the back of this existing transport yard to the site for the houses. This road is approximately 60 metres long and 4 metres wide, giving an area of road surface of approximately 240 square metres. This road would be finished in a surfacing compatible with its rural location, such as shingle bonded to sub-strait.

The area of hard-standing and buildings covered by the existing transport yard, which would be lost as a result of this redevelopment, would be approximately 1,500 square metres. Therefore, any urbanised appearance to the area must be reduced by the loss of the transport yard and the associated buildings, which are appreciable from the surrounding properties.

03. We will be prepared to sign a Section 106 Agreement seeking to remove the transport yard and associated uses from the site.

04. We will be prepared to maintain our offer to contribute to improvements to the highway at Sandhurst Road to the value of £20,000 to sponsor the passing of the appropriate road traffic order and associated signage and works.

I state again, for the record, that we do not believe that the application made under application 0/2001/3944 warranted a refusal. I would welcome swift consideration of the current application by the Planning Committee and we have discussed the possibility of ensuring this application goes before the Committee on 9th January. It is most important for me that this timescale is achieved.

If you require any further information, please call me.

Yours sincerely

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

c.c. Alistair Grant, Robert Shaw & Partners

Enc.

Town and Country Planning (General Development Procedure) Order 1995

ONE copy of the appropriate certificate (A, B, C or D) MUST BE COMPLETED AND SIGNED and accompany the application.

Use separate sheet if insufficient space.

NOTE Strike through certificates which do not apply.
- Delete as appropriate on completed certificate.

22.NOV.2001 * 5327

CERTIFICATE A For freehold owners or tenants (or their agents)

I HEREBY CERTIFY THAT:

No person other than ***myself/the applicant*** was an owner* of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

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

I FURTHER CERTIFY THAT:

- **EITHER 1.** None of the land to which the application relates constitutes or forms part of an agricultural holding.

- **OR 2.** - **I have/The applicant has** given the requisite notice to every person other than **myself/himself** who 21 days before the date of the application was a tenant of an agricultural holding any part of which was comprised in the land to which this application relates.

Date of notice

Names & addresses of agricultural tenants

Signed .....

Date .....

on behalf of .....
(insert applicants name if signed by an agent).

CERTIFICATE B For applicants (or their agents) able to ascertain all the owners of the land.

I HEREBY CERTIFY THAT:

I have/~~The applicant~~ **has** given the requisite notice to all persons other than **myself/the applicant** who 21 days before the date of the accompanying application were owners* of any land to which the application relates.

Names & addresses of owners to whom notice has been given
MRS J E HODGETTS
CAISTER SANDHURST ROAD
FINCHAMPSTEAD
WOKINGHAM
BERKS RG40 3JQ.

I FURTHER CERTIFY THAT:

- **EITHER 1.** None of the land to which the application relates constitutes or forms part of an agricultural holding.

- **OR 2.** - **I have/The applicant has** given the requisite notice to every person other than **myself/himself** who 21 days before the date of the application was a tenant of an agricultural holding any part of which was comprised in the land to which this application relates.

Date of notice

Names & addresses of agricultural tenants

Signed Watson Woods Watson Woods

Date 21.11.01

on behalf of BECKBRIDGE LTD.
(insert applicants name if signed by an agent).

Certificates C and D overleaf

① ADDRESS CAISTER (POOLE'S POULTRY FARM) SANDHURST ROAD

PARISH 14-86 FINCHAMPSTEAD ~~WOK/WITHOUT~~ E

PLOT No.

ORD. SHEET No. SU.865 099

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
~~02718~~	~~MR. J. HODGETTS~~	~~O/APP. BUNGALOW IN FRONT OF~~	~~12.6.75~~	~~N/A~~	~~REF~~
BR 3124	MR. J.L. HODGETTS	S/STOREY EXTENSION	25.7.75	APP.	N/A
03169	"	"	4.9.75	N/A	C/A
BR 4353	"	"	23.3.76	REF.	N/A
BR 4561	"	CONSERVATORY	15.4.76	APP.	N/A
BR 4733	"	S/STOREY EXT. & ALTS.	24.5.76	APP.	N/A
04343	"	" "	10.6.76	N/A	C/A
15201	"	New bungalow retention of Caister as Manager house for Pig farm	9. 4 81	NA	Ref
15844	"	O/APP. BUNGALOW	30.7.81	N/A	REF
O/2000/1529					
O/2000/1530	Beckbridge Ltd.	O/L - erect 11 det. dwells, garages & parking - Demolish existing dwelling	6.9.00		REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 4561. Cancelled by WDC. 7.9.79. T.P.O. 1013/2000

DRAINAGE

091074

1933 CAISTER

② ADDRESS SANDHURST ~~LODGE~~ ROAD PARISH FINCHAMPSTEAD

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CLG/2000/2330			15.11.00	REF
O/2000/2682	Beckbridge Ltd			
CLE/2001/3883	Mrs Hodgetts & Mr Sullivan	LAND ADJ. TO. storage of 2 haulage vehicles at one time	19.7.01	C/A
O/2001/3944	Beckbridge Ltd	Erection 4 dwellings	3/10/01	Ref.

MINISTRY DECISION

SPECIAL ORDERS

1509/ab

PLANNING APPLICATION PART 1

22. AUG. 2001 * 4748

07 AUG 2001

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.
07 AUG 2001

1.	YOUR NAME	WESTBURY HOMES PLC
	ADDRESS	MONACHUS HOUSE, HIGH ST.
		HARTLEY WINTNEY. HANTS
	POST CODE	RG27 8NW Tel No. 01252-846054
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	FORMER SCAFFOLD YARD GRAZELEY ROAD THREE MILE CROSS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	1.16 Hect.
5. Give brief details of the proposal	ABOUT THE APPLICATION	RESIDENTIAL DEVELOPMENT & ASS. WORKS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan		1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	✓
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	✓	ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

COMMERCIAL USE

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED WITH L.A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

TO EX. water courses

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

INACCORDANCE WITH T.W.A

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	0
	2	14
	3	18
	4	05
	5 or more	03
	TOTAL	40
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 7,600

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF WESTBURY HOMES PLC DATE 30.7.01

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

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Development Control Section, Environmental Services, Wokingham District Council.

27 November 2001

Scale: 1 : 2500

N

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S

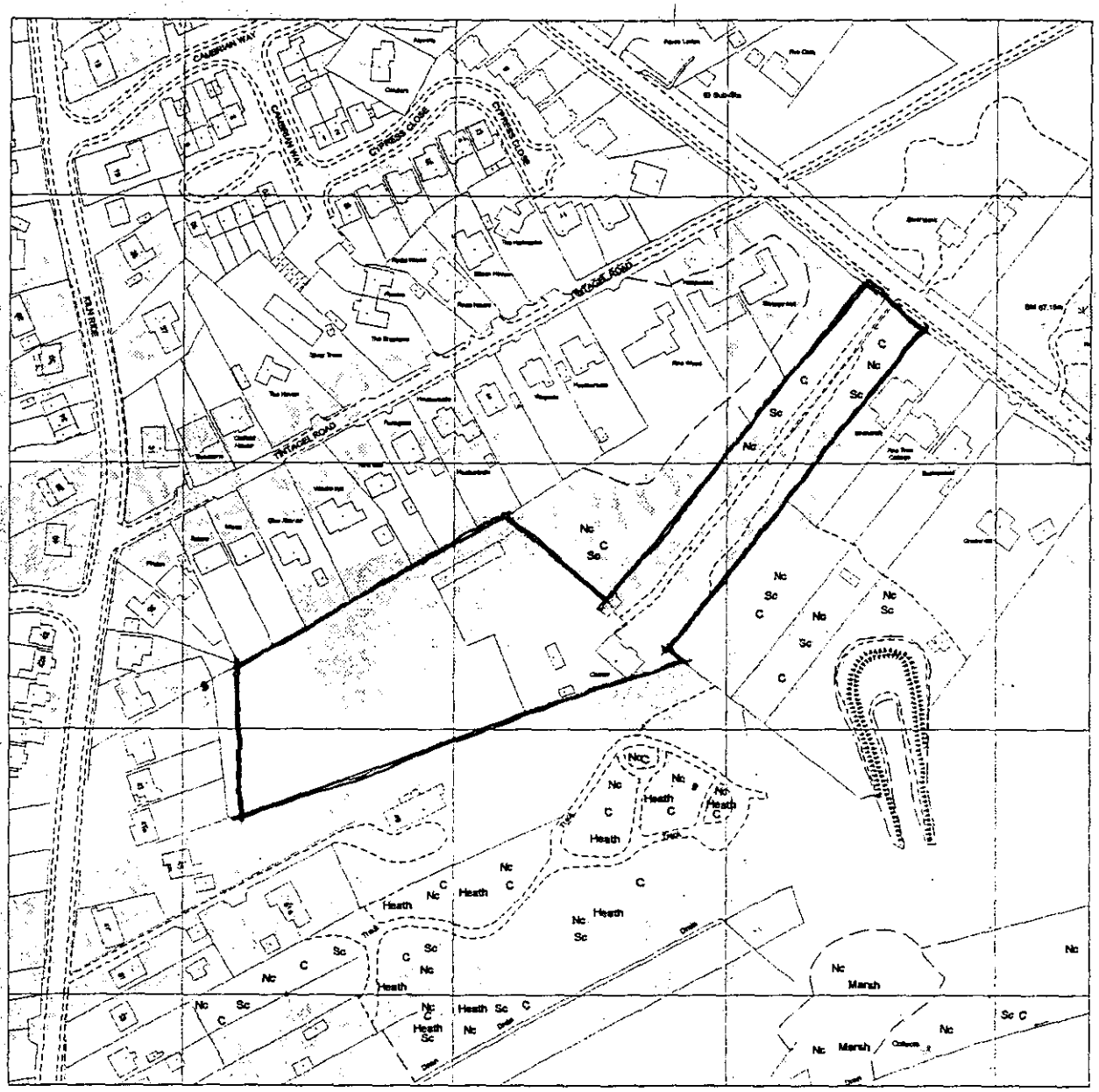
Ordnance Survey

22.NOV.2001 - 5327

10030

Siteplan

1:2500 Scale



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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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30 0 30 60 90 120 150 180

Metres

CAISTER, SANDHURST ROAD
FINCHAMPSTEAD
WOKINGHAM
RG40 3JQ

LOCATION PLAN

APPROVED

Centre coordinates : 480535mE 165666mN

National Grid sheet reference at centre of this Siteplan: SU8065NE.

Supplied by : Dome, Guildford
Serial Number : 2364

Ordnance Survey

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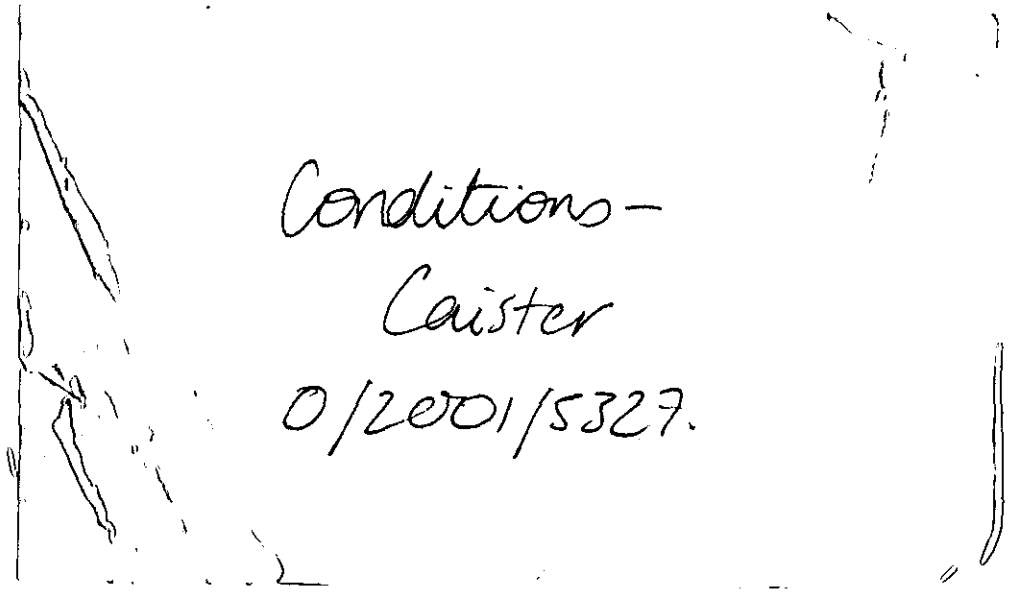
Conditions –
Caister
O/2001/5327.

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Addres
O/2001/5327	Paul & Claudette Gr Pine Tree Cottage Sandhurst Road WOKINGHAM. RG40 3JQ
O/2001/5327	Dr S P Wilford 17 Copse Drive WOKINGHAM. RG41 1NA
O/2001/5327	Alun G. Hicks Westways Tintagel Road FINCHAMPSTEAD RG40 3JJ
O/2001/5327	Richard Owen & Sarah Owen Glaslyn 43 Kiln Ride FINCHAMPSTEAD RG40 3PJ
O/2001/5327	R. A. Whitmarsh 43a Kiln Ride WOKINGHAM. RG40 3PJ
O/2001/5327	George Roberts Springwood Tintagel Road WOKINGHAM. RG40 3JJ
O/2001/5327	C B Wood Itasca Tintagel Road Finchampstead RG40 3JJ
Committee letters sent 03/01/02 APPLICATION APPROVED	LETTERS SENT 22.07.02

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: May 4, 2005
Ref: O/2001/5327

Keith Hunt
Neframa
Sandhurst Road
Finchampstead
Berkshire
RG40 3JQ

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

Dear K. Hunt,

RE: LANDSCAPE PLANS AT PLOT 2, POOLES WOOD, SANDHURST RD, WOKINGHAM APP NO. O/2001/5327

I refer to your letter dated 20th April 05 pertaining to the request to fell the silver birch tree in your year garden.

Condition 9 of the above planning permission states that no trees should be felled or lopped without approval of the Local Planning Authority for a period of 5 years after completion of the development. If any works to trees were to be carried out, the applicant would need to get written approval of the Council.

I have spoken to the Council's Tree Officer (Jon Matthews) who considers the felling of the silver birch to be acceptable.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

Heidi Lynch
(Senior Planning Officer)

PLANNING SERVICES | HPT
COL | TLS
DC HC | ENF
APP | 87112
CS | 26 APR 2005
COPIES TO: | ACK: | FILE:

Neframa
Sandhurst Road
Finchampstead
Berkshire
RG40 3JQ

Tel: 0118 978 0110
Fax: 0118 979 1859
Email: keith_hunt@btinternet.com

Simon Birch Esq.
Development Control Manager
Wokingham District Council
Shute End Wokingham
Berkshire.

25th April 2005.

Dear Mr Birch,

Plot 2, Pooles Wood, Sandhurst Rd, Wokingham RG40 3JQ.
Your Ref: 0/2001/5327

I attach a copy of a letter I wrote to you on 20th April together with a response from Heidi Lynch, which I received this morning, addressed to a Mr Morris of 26 Kingfisher Drive, Three Mile Cross.

I spoke to Heidi Lynch today and she asked if I would kindly return her letter.

Perhaps you could ensure I receive a response addressed to me and not Mr Morris,

I look forward to hearing from you.

Yours sincerely,

Keith R Hunt.

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: April 22, 2005
Ref: O/2001/5327

WOKINGHAM DISTRICT COUNCIL

David Morris
26 Kingfisher Drive
Three Mile Cross
RG7 1RA

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

Dear D. Morris,

RE: LANDSCAPE PLANS AT PLOT 2, POOLES WOOD, SANDHURST RD, WOKINGHAM APP NO. O/2001/5327

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I have spoken to the Council's Tree Officer (Jon Matthews) who considers the felling of the silver birch to be acceptable.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

Heidi Lynch
(Senior Planning Officer)

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Neframa
Sandhurst Road
Finchampstead
Berkshire
RG40 3JQ

Tel: 0118 978 0110
Fax: 0118 979 1859
Email: keith_hunt@btinternet.com

Simon Birch Esq.
Development Control Manager
Wokingham District Council
Shute End Wokingham
Berkshire.

20th April 2005.

Dear Mr Birch,

Plot 2, Pooles Wood, Sandhurst Rd, Wokingham.

We purchased our new property last August and were aware that there were special conditions that no trees, hedgerows or shrubs were to be removed for a period of five years.

Unfortunately one of the silver birches in our back garden has died and in conversation with Jon Matthews of the Tree Landscape Section, he suggested I write to you, as obviously this now has to be felled.

I would be grateful if you will give me the necessary permission.

I look forward to hearing from you.

Yours sincerely,

Keith R Hunt.

Tel: (0118) 974 6482 (Direct.Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: April 22, 2005
Ref: O/2001/5327

← Sent to wrong address. resent again on 4/5/05

David Morris
26 Kingfisher Drive
Three Mile Cross
RG7 1RA

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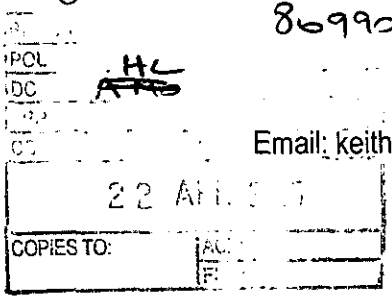
Yours sincerely,

Heidi Lynch
(Senior Planning Officer)

Neframa
Sandhurst Road
Finchampstead
Berkshire
RG40 3JQ

Tel: 0118 978 0110
Fax: 0118 979 1859
Email: keith_hunt@btinternet.com

Case Officer RA
86990



Simon Birch Esq.
Development Control Manager
Wokingham District Council
Shute End Wokingham
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20th April 2005.

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I would be grateful if you will give me the necessary permission.

I look forward to hearing from you.

Yours sincerely,

Keith R Hunt.

1933 ~~GLADE HOUSE~~ NEFRAMA

ADDRESS SANDHURST ROAD **PARISH** FINCHAMPSTEA

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannin
0/2001/5327		Beckridge Ltd	3 dwellings, dble garage & parking	18.1.02		CA
0/2002/6319		"	Erect 11 det. dwellings garages, parking & access	12.6.02		REI
F/2002/6446		"	Erect 3 det. dwellings	21.1.03		C/A
RM/2003/9581		"	RM for 3 det. dwellings with garage (amend to 6446)	31.7.03		C/A
F/2003/0087		"	Reseiling of Garages (Plots 1 & 2)	7.11.03		C/A
F/2003/0086		"	Amendment to design of dwelling - rooms in loft space	5.11.03 (plots 1, 2 & 3)		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 14 May, 2003

My ref: O/2002/5327 and RM/2002/6446

Your ref: DP/280

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 Jonathan Tolley
WADP Architects and Designers
Unit 113B The Mayford Centre
Smarts Heath Road
Mayford
Woking
Surrey
GU22 0PP

Dear Mr Tolley

RE: CAISTER, SANDHURST ROAD, FINCHAMPSTEAD REF. O/2001/5327
DETAILS PURSUANT TO CONDITIONS

I refer to the above application, and have the following comments regarding details pursuant to conditions:

Condition 1: Siting/Design/Materials
Generally approved under RM/2002/6446.

Condition 3: Slab Levels
Slab levels as detailed on DP/280/SITE/01W Rev B, DP/280/SITE/01E Rev B and DP/280/SITE/01MID Rev B are considered satisfactory. Condition discharged.

Condition 5: Accommodate all site vehicles
Details supplied satisfy condition 5. Condition discharged.

Condition 8: Contamination
Details supplied are considered satisfactory. Condition discharged.

Condition 10: Surface Water
Details yet to be supplied.

Condition 11: Badgers
Measures identified sufficient to protect the local badger population. Condition discharged.

Condition 2 of RM/2002/6446: Materials
Materials as supplied (under separate cover from Beckbridge Ltd dated 3rd March 2003) are considered satisfactory:

Vertical Tile Hanging:	Swallow Hand Made Clay Tiles
Roof tiling:	Russell Roof Tiles – Rustic Brown

Brickwork — Ridgeway Warnham Multi Stock – Plots 1 and 3
Terracotta Winchester Multi Stock - Plot 2

Minor Amendments
Amendment of the first floor internal arrangements of the units, with no change to the volume or external appearance arising, asides from the omission of the first floor side window to the North Elevation of plot 1 (see plans DP/280/PL1-plancond-01 and DP/280/PL1/W/05 Rev C). These amendments are considered to be minor and do not warrant a further application.

I trust that the above is satisfactory. Should you have any further questions please do not hesitate to contact me. Please be advised that the last condition which needs clearance is that for surface water control measures – condition 10 of O/2001/5327.

Yours sincerely,

KERRIN LITHGOW
Principal Planner – South Area
kerrinlithgow@wokingham.gov.uk

Conditions

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 April, 2002
My ref. AO/O/2001/5327
Your ref. CDW/jsw

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

Beckbridge Ltd
The Lodge
Guildford Road
Effingham, Surrey
KT24 5PE

Dear Mr Woods

**OUTLINE PLANNING APPLICATION O/2001/5327
FOR THE PROPOSED ERECTION OF 3 DWELLINGS WITH DOUBLE GARAGES AND PARKING AT CAISTER, SANDHURST ROAD, FINCHAMPSTEAD**

Thank you for your letter of 7 March and submitted contamination and radon protection measures reports. Following advice received from our Environmental Health Officer, I advise you that the report and the proposed works to be carried out referred to in paragraph 4.8 and 4.9 of the report are satisfactory. However, condition 8 will not be discharged until the validation and closure report referred to in paragraph 4.8 are received by the Local Planning Authority.

I trust the above is clear, but if you wish to discuss the matter further please contact either John Mullaney on 0118 974 6395 or me.

Yours sincerely

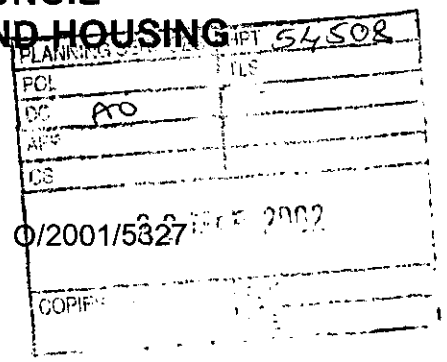
Ao -

ANGELA ODELL
Senior Planner

c.c. John Mullaney, Environmental Health

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM



To: Angela Odell
Development Control

Your Ref: O/2001/5327

From: John Mullaney
Environmental Heath

My Ref:

Date. 18/03/02

PROPOSED HOUSING DEVELOPMENT, CAISTER, SANDHURST ROAD.
CONTAMINATED LAND REPORT

CAISTER SANDHURST ROAD

I refer to the report received by the Development Control Team on the 8th March 2002. I am satisfied with the report and the proposed works to be carried out referred to in paragraph 4.8 and 4.9 of the report.

I would not recommend that condition 8 be discharged until the validation and closure report referred to in 4.8 is received by this Department.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

BECKBRIDGE LTD

PLANNING SERVICES	HPT 54050
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11 MAR 2002	
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	FILE

07MAR02L

Ref: CDW/jsw

7th March 2002

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

Dear Mrs Odell

Re: Caister, Sandhurst Road, Wokingham

Further to our recently submitted contamination report, I enclose an addendum to it, which is the Radon Protection Measures Report. Please note that this site does not require any specialist Radon protection measures.

Yours sincerely

Clive Woods

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

Enc.

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish: **FINCHAMPSTEAD**

Location: **Caister, Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
6. 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
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
9. 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
10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Condition
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

Condition
13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition
14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

Date: 11 April 2003

To: Case Officer

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

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Kerrin Lithgow

The new plans show the following: Details to comply with conditions 1, 3, 5 & 9. Drawing nos: DP/280/Site/01EB, /01WB, /01M1DB, Site 02, PL1 -Plan cond -01, PL1/W/04B, /05C, PL2 - plan cond -01, PL2/W/04C, /05D, PL3 - plan cond -01, PL3/W/04c & 05C.

Comments are required by 23/04/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

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

App. No. 0/2001/5327 Date Rec. 19/02/03.

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Parish: Finch.

Applicant: Beckbridge Ltd c/o Watson Woods.

Description of attached plans: Details to comply with conditions 1, 3, 5, 9.

Drawing No's: DP/280/Site/01EB, /01WB, /01MIDB, Site/02, PL1-plancond-01 PL1/W/04B, /05C, PL2-plancond-01, PL2/W/04C, /05D, PL3-plancond-01, PL3/W/04C and 05C.

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	✓
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.

(have included two copies of outline consent to also be sent!).

NEIGHBOURS: N/A.

Date for Responses 12 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 KL.

Consultations Sent by Admin. on 11.04.03

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. O/2001/5327 Date Rec. 19/02/03.

Location: Carister, Sandhurst Road, Finchampstead, Wokingham.

Parish: Finch.

Applicant: Berkbridge Ltd. c/o Watson Woods.

Description of attached plans: Details to comply with conditions 1, 3, 5, 9.

Drawing No's: DP/280/Site/01ER, /01WB, /01MIDR, Site/02, PL1-plancond-01 PL1/W/04B, /05C, PL2-plancond-01, PL2/W/04C, /05D, PL3-plancond-01, PL3/W/04C and 05C.

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	✓
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.

(have included two copies of outline consent to also be sent!).

NEIGHBOURS: N/A.

Date for Responses 12 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 KL.

Consultations Sent by Admin. on 11.04.03

Yellow - Case Officer Copy
Green - Part One Copy

WADP
Architects - Designers

PLANNING SERVICES	HPT 66275
POL	TL
DC KL	
APP	
CS	
19 FEB 2003	
COPIES TO	

Our Ref/ DP/280

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

PLANS TO MEET CONDITIONS

5327

14 February 2003

Dear Sirs

Re: Discharge of Conditions – Caister, Sandhurst Road, Finchampstead Ref No 2002/6446

Further to your issue of detailed consent for the above project please find enclosed four copies off each of the following drawings, DP/280/ Site/01EB, /01WB & 01MIDB, Site/02, PL1-plancond-01, PL1/W/04B, /05C, PL2-plancond-01, PL2/W/04C, /05D, PL3-plancond-01, PL3/W/04C & 05C.

Firstly please note that at the request of our client we have amended the first floor internal arrangements of the units, no change to the volume or external appearance arises as a result with the exception of the omission of the First Floor side window to the North Elevation of Plot 1. We trust that you agree that this is a minor amendment that can be agreed without need for any further application. We look forward to receiving your formal response on this point.

With respect to planning conditions we comment as follows, starting with the outline consent and following on with the detailed consent and utilising your numbering for ease of reference.

Outline Consent 2001/5327

1. Details generally approved under 2002/6446. Landscape treatment indicated on DP/280/Site/01EB, /01WB & 01MIDB.
2. Noted
3. Slab levels indicated on DP/280/Site/01EB, /01WB & 01MIDB.
4. Approved - 2002/6446
5. See DP/280/Site/02
6. Noted
7. Noted
8. Approved – 2002/6446
9. Trees to be removed approved under 2002/6446. Tree protection measures indicated on DP/280/Site/02

WADP - Architects Designers
Unit 113B The Mayford Centre Smarts Heath Road Mayford
Woking Surrey GU22 0PP
Telephone 01483 763028 Fax 01483 740463 e-mail: wadp@wadp.demon.co.uk

10. Further details to be supplied
11. Further details with respect to badger protection to be provided.
12. Noted
13. Noted
14. None proposed

Detailed Consent 2002/6446

1. Plot 1 First Floor North Window – Omitted, Plot 2 First Floor South and Plot 3 First Floor North windows indicated on elevations as obscure glazed fixed shut type.
2. Details of external materials to follow.

We trust that the enclosed provides adequate information for you to formally discharge outstanding matters from the outline consent conditions 1, 3, 5 and 9, and detailed consent condition 1.

Yours faithfully

Jonathan Tolley
BA (Hons) RIBA
Chartered Architect

for WADP

email jt.wadp@btclick.com
mobile 0797 0796657

cc C Woods Esq – Beckbridge

Condition 5 - Site Operatives.

Condition 9 - Tree protection measures.

DP/280/SITE/02

Badgers.

Kerrin Lithgow

From: Andy Glencross
Sent: 07 May 2003 17:15
To: Kerrin Lithgow
Subject: PA O/2001/5327 Caister Sandhurst Rd Finchampstead

Hi Kerrin

The applicant has submitted a mitigation plan for the presence of badgers on the above site. I am satisfied (as are English Nature, who have been consulted and responded in writing (if you want a copy of their letter let me know)) that the measures identified are sufficient to protect the local badger population.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 11 April 2003

To: Case Officer

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

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Kerrin Lithgow

The new plans show the following: Environmental report on outcome of badger survey and mitigation measures - to comply with condition 11.

Comments are required by 23/04/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

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

App. No. O/2001/5327 Date Rec. 7 April 2003

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Parish: Finchampstead.

Applicant: Beckbridge Ltd C/O Watson Woods.

Description of attached plans: Environmental Report on outcome of badger survey and mitigation measures. - To comply with condition 11.

Drawing No's: N/A - Report.

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	
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 12 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 KL.

Consultations Sent by Admin. on 11.04.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. O/2001/5327 Date Rec. 7 April 2003.

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Parish: Finchampstead.

Applicant: Beckbridge Ltd C/O Watson Woods.

Description of attached plans: Environmental Report on outcome of badger survey and mitigation measures. - To comply with condition 11.

Drawing No's: N/A - Report.

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	
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 12 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 KL.

Consultations Sent by Admin. on 11.06.PS.

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Green - Part One Copy

DETAILS TO COMPLY
WITH CONDITIONS

BER 7001 5327

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07 APR 2003	
COPIES TO	

3 April 2003

Miss Kerrin Lithgow
Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1WH

JAQUELIN FISHER
ASSOCIATES LTD
ENVIRONMENTAL PLANNING

2c Hillgate Place
18-20 Balham Hill
London SW12 9ER

Telephone
020 8673 2001

Facsimile
020 8673 2985

Email
info@jfa.co.uk

Website
www.jfa.co.uk

ENVIRONMENTAL ASSESSMENT

ECOLOGY

LANDSCAPE

Dear Miss Lithgow,

Land at Sandhurst Road, Caister, Wokingham

Jaquelin Fisher Associates (JFA) are the ecological planning consultants for the above site, which is owned by Beckbridge Ltd. As you are aware the site was recently granted planning permission by Wokingham District Council, subject to planning conditions. Planning condition 11 addresses the need to protect badgers during and after development.

> *11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.*

Background information

JFA originally surveyed the site in August 2001. No setts were found within the site but badgers were found to be moving through the site. Desk study revealed that there were badgers setts 200m to the south of the site and 400m to the north west of the site. JFA have been re-appointed to provide suitable mitigation proposals. I am writing to you to set out the survey work in 2003 that has been undertaken and the mitigation strategy that we recommend on behalf of Beckbridge Ltd. I hope that you agree that these mitigation measures are acceptable to satisfy the planning condition.

Methodology

I surveyed the site on 20th March 2003 to search for signs of badger activity. I searched for various forms of badger evidence including badger hair, badger prints, latrines, badger paths and points along the boundary fence where animals had pushed underneath.

Results

The results of my badger survey are shown on Figure 1. There were no setts within the site but there were several places along the southern and western boundaries where animals had pushed underneath the wire fence. At two of these points along the southern fence badger hair had been caught. Animal paths were

QMS ISO 9001 REGISTERED FIRM

Directors:
Jaquelin C Fisher BSc MSc MLI FAE
Peter Fisher MA (CANTAB) MBA (LBS)

Company Secretary:
Gail Mitchell

Registered Company:
Jaquelin Fisher Associates Limited
is Registered in England No. 3902916

Registered Office:
26 Englewood Road, London

seen in the remaining area of grass next to the main house. I obtained anecdotal evidence from the neighbours to south of the site that badgers use their garden and that they have seen badgers in their garden within the last two weeks. The physical evidence seen by myself concurs with the anecdotal evidence from the neighbours, the known setts within the vicinity of the site and the survey results of 2001.

Proposed Mitigation
In order to avoid/minimise harm to the badgers the following measures are proposed

- Mitigation measures prior to the commencement of construction.
- Mitigation measures to be implemented during construction.
- Mitigation measures to be implemented after construction is complete.

Mitigation measures prior to the commencement of construction
It is proposed that Heras fence is erected around the area of proposed residential development, to prevent badgers access. Standard specification Heras fencing would be set away from the edge of the residential development site boundary, leaving a badger of corridor around the perimeter of the construction site. The Herras fencing would be set at least 30cm into the ground to discourage badgers from digging under the fence into the construction site. In order to allow human access into the site a gate would be installed. Along the bottom of the gate a beam would be concreted in at ground level. Heras fencing would also be sunk into the ground next to the gate.

Mitigation measures to be implemented during construction
All the site workers would be made aware of the badgers. The gate into the residential construction site would be shut each night. Each morning the fencing would be searched for badger diggings. Badger ramps would be put in any deep trenches on site as a precaution so that if animals fell in they could easily escape. If any badgers were injured on site the problem would need to be reported to English Nature.

The landscaped areas would include some scrubby species such as hawthorn, blackthorn and rose. It is intended that these would provide the local badgers with seasonal supplies of fruit when they need to put on weight to survive the winter.

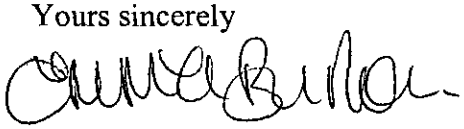
Mitigation measures to be implemented after construction is compete
The badger proof fencing would be removed at the end of building works. It is intended that the back gardens of the new houses are fenced off with 1.8 m close boarded timber fencing. It is proposed that the gravel boards of these fences are raised slightly above the ground (around 15cm) so that badgers can squeeze underneath. The front gardens will have open, ranch-like fencing and hedging. Neither of these boundary features should cause access problems to badgers. It is proposed that the new residents are made aware of the local badgers by Beckbridge Ltd. An information leaflet that explains the general issues of living with badgers would be prepared and supplied to each new home owner.

It is anticipated that if these mitigation measures are implemented the local badgers would not be harmed during construction or in the day-to-day use of the

site after construction. Please write to confirm that you are satisfied with these mitigation measures and that they meet the requirements of planning condition 11. If I do not hear from you with the next two weeks I will assume that you are satisfied with these measures and that you have no further comments to add.

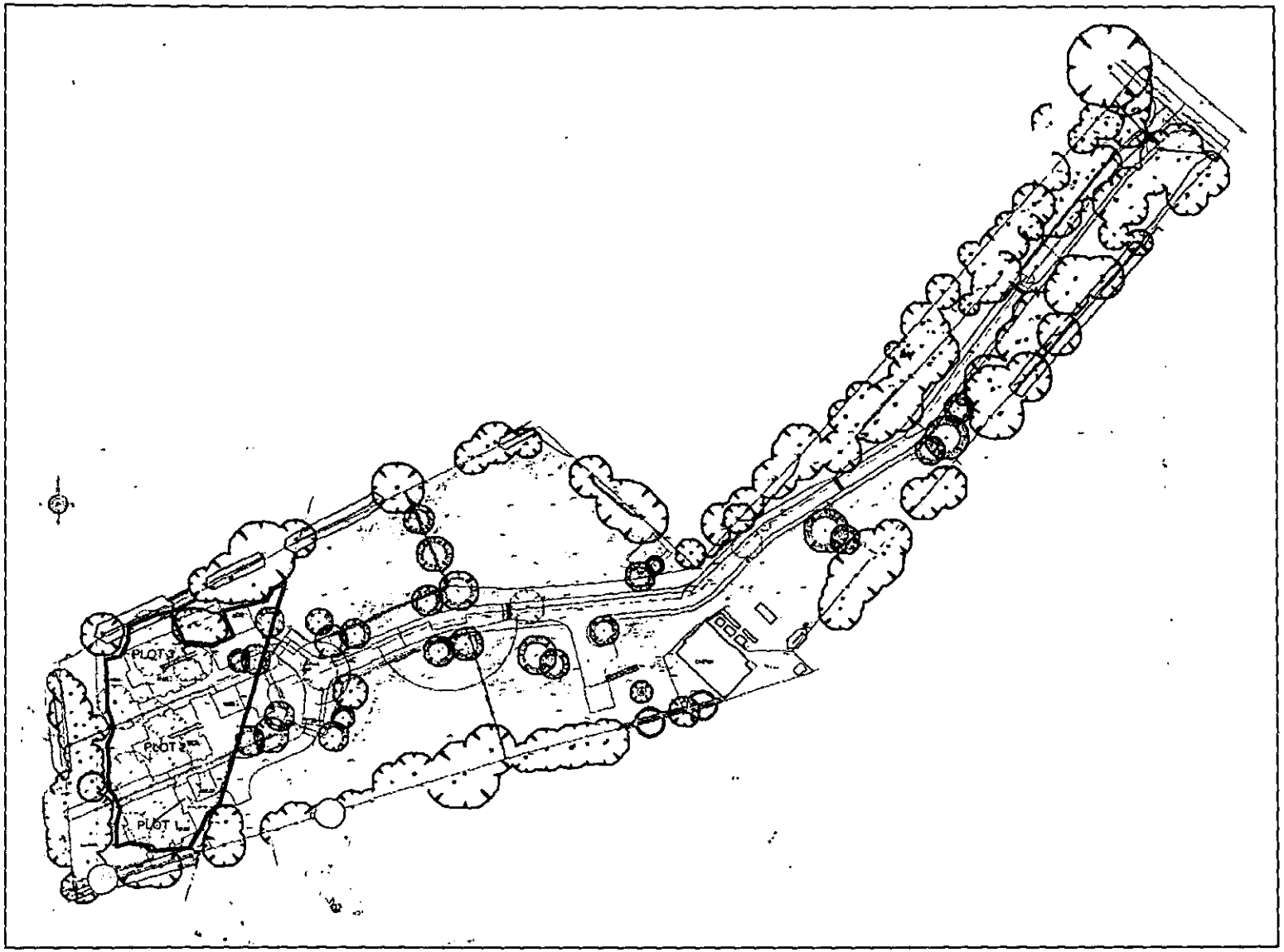
Please do not hesitate to call if you have any queries about this mitigation strategy.

Yours sincerely



Emma K Burton BSc (Hons)
Ecologist

Encl.
CC Derrek Connet – Site Manager, Beckbridge Ltd



Proposed heras fencing during construction - indicative not precisely mapped, subject to site conditions.

Point where animals have pushed underneath existing wire fence.

Badger hair caught on wire fence.

JACQUELIN FISHER ASSOCIATES

ENVIRONMENTAL PLANNING

Drawing Title

Plan 1: Results of survey (March 2003)

Scale	Drawn	Date
N.T.S.	EKB	April 2003

Job Number

BER 7001

Contamination

Kerrin Lithgow

From: Angela Odell
Sent: 08 May 2003 15:17
To: Kerrin Lithgow
Subject: FW: "Caister", Sandhurst Road, Finchampstead WOKINGHAM, Berkshire

-----Original Message-----
From: John Mullaney
Sent: 08 May 2003 15:13
To: Angela Odell
Subject: "Caister", Sandhurst Road, Finchampstead WOKINGHAM, Berkshire

I recommend discharge of the contamination condition on the above consent.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From:	John Mullaney *Environmental Health*	My Ref:	5227
To:	Angela Odell *Development Control*	Your Ref:	O/2001/5327
		Date.	March 26, 2003

PROPOSED: ERECTION OF 3 DWELLINGS AND GARAGES

LOCATION: CAISTER, SANDHURST ROAD, FINCHAMPSTEAD

I refer to the report submitted in reference to the above site. The standard used to assess the level of contamination on site is the ICRCL Guidance Note 59/83(2nd Edition). This Guidance was withdrawn on the 20th December 2002 and Defra have advised that it is out of date and no longer appropriate for land contamination assessment. The report also identified further investigation that is to be carried out around the area of the diesel tank.

I would not advise clearance of the condition until the further investigation recommended is complete and referenced to relevant standards i.e. CLEA.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

(forwarded to app on 26/03/03

Jonathan Folley
jt.wadp@btclick.com

Date: 10 March 2003

To: Case Officer

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

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Angela Odell

The new plans show the following: Soil survey to comply with condition 8 of approval O/2001/5327. Report on Desk Study & Ground Investigation.

Comments are required by 21/03/2003.

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

(RING ONE)

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

App. No. O/2001/5327 Date Rec. 21-02-2003

Location: Caister, Sandhurst Road, Finchampstead.

Parish: Finchampstead

Applicant: Beckbridge Ltd c/o Watson Woods.

Description of attached plans: Soil Survey to comply with condition 8 of approval O/2001/5327.

Drawing No's: Report on Desk Study and Ground Investigation

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	
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 KL.

Consultations Sent by Admin. on 10.03.03.

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. 0/2001/5327 Date Rec. 21-02 2003

Location: Caister, Sandhurst Road, Finchampstead.

Parish: Finchampstead

Applicant: Beckbridge Ltd c/o Watson Woods.

Description of attached plans: Soil Survey to comply with condition 5 of approval 0/2001/5327.

Drawing No's: Report on Dist Study and Ground Investigation

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	
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 KL.

Consultations Sent by Admin. on 10.03.8.

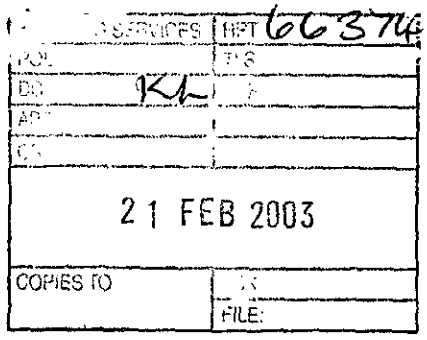
Yellow - Case Officer Copy
Green - Part One Copy

BECKBRIDGE LTD

20FEB03L

Our Ref: CDW/jsw

Chief Planning Office
Wokingham District Council
Planning Department
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR



For the attention: Kerrin Lithgow

PLANS TO MEET CONDITIONS

5327

20th February 2003

Dear Ms Lithow

Re: Application No. 0/2001/5327 – Caister, Sandhurst Road, Finchamstead

I enclose herewith a copy of our soil survey carried out by Soils Limited relating to condition 8 of the Planning Consent. There is no significant contamination on the site. There is one small above ground diesel tank where soil will be removed locally from beneath the tank. The remainder of the site has been farmland and residential garden together with old farm buildings for the last 50 years. There are no special precautions required to prevent the ingress of radon.

These reports have been accepted by the NHBC and Specialist Remediation Unit from Barclays Bank. I trust therefore that they will be acceptable to your officers.

Yours sincerely

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

Encls.

Caister / Pre Site / Contamination

SOILS LIMITED
NEWTON HOUSE
CROSS ROAD
TADWORTH
SURREY KT20 5SR

TEL: 01737 814221 FAX: 01737 812557
admin@soilslimited.co.uk

	MPT
	CS
APP	
CS	

21 FEB 2003

COPIES TO	ACK:
	FILE:

Beckbridge Limited
The Lodge
Guildford Road
Effingham
Surrey KT24 5PE

PLANS TO MEET CONDITIONS

5327

FAO: Mr Clive Woods

Your ref:

Our ref:J7288 RBH

Thursday, March 07, 2002

Dear Sir:

Re:Caister, Sandhurst, Wokingham

Please find enclosed a copy of the geological assessment for the above site. The assessment shows that no special precautions are required.

We trust we have interpreted your instructions correctly, though should you have any further queries please do not hesitate in contacting us.

Yours faithfully,

Karen Moger
for and on behalf of Soils Limited

enc.

British Geological Survey

Report prepared for:

ROD HIGGINSON
SOILS LTD
NEWTON HOUSE
CROSS ROAD
TADWORTH
SURREY
KT20 5SR

Radon Protective Measures Site Report

Advisory report on the requirement for radon protective measures in new dwellings

Stage 2 Geological Assessment for BR211 (1999)

Client's Reference:

J7288 WOKINGHAM

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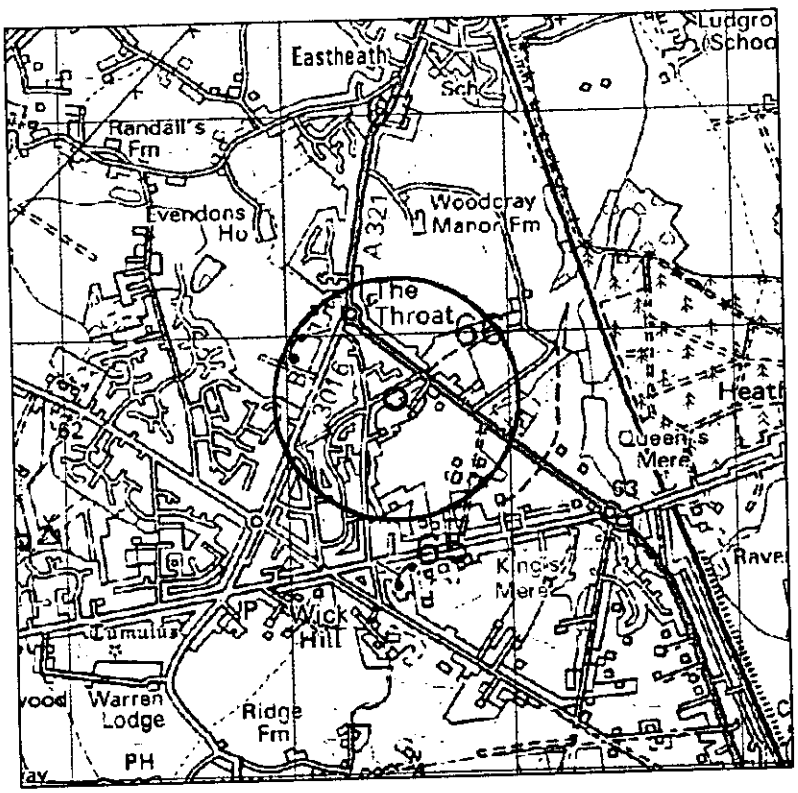
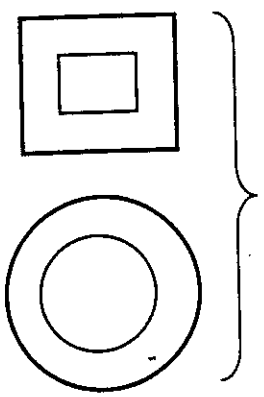
Section 1: Location and extent of report area

Area centred at: *480500 165700*
Radius of site area: *50 metres*



Topography based on the latest 1:50,000 scale Ordnance Survey Maps with the permission of The Controller of Her majesty's Stationery Office, Crown Copyright. Ordnance Survey licence number GD272191/2000. Display scale may vary.

KEY:



INNER RECTANGLE or CIRCLE defines site area (details provided by client).

OUTER LINE shows extent of TOTAL SEARCH AREA comprising the site area and automatically generated buffer zone. The requirement for radon protective measures indicated in Section 2 is based on a geological assessment of the Total Search Area.

Please see Section 4 for details of how the search is carried out

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Section 2: Requirement for radon protective measures

The RPM GIS has determined that:

NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA.

This assessment was derived from 1:250,000 scale data.
Where protective measures are indicated, guidance can be found in BR211(1999) *Radon: guidance on protective measures for new dwellings.*

Important Note: The level of radon protection indicated in Annex A of *BR211 Radon: Guidance on protective measures for new dwellings (1999 edition)* is the minimum requirement for this site. Thus if Annex A indicates basic protection and this RPM Site Report indicates no protection then basic protection should be installed. See Section 4 for more details.

Please see Section 4 for details of how the assessment is carried out

Section 3: Geological units within the search area

Below is a listing, if available, of the possible combinations of Solid Geology units and overlying Drift (Superficial) Geology units within the total search area.

These have been derived (as indicated) from searches of either:

a) Combined 1:250,000 Solid and 1:625,000 Drift geology maps
b) 1:50,000 Solid, Drift and Artificial geology maps

1:250,000 data

1. BAGSHOT FORMATION(SANDSTONE 3D00); Sand and gravel of uncertain age or origin
2. BRACKLESHAM GROUP(SANDSTONE 3D00); No drift
3. BAGSHOT FORMATION(SANDSTONE 3D00); No drift

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Section 4: Determining the level of radon protection.

BR 211 (1999) sets out a two-stage procedure to help determine the level of radon protection required in new dwellings and extensions.

In Stage 1 of the procedure, the 5 km grid square radon potential maps (Appendix A, BR211,1999) produced by the National Radiological Protection Board (NRPB) are used to make the primary determination of the level of radon protection needed. The NRPB maps are based on the average estimated proportion of homes exceeding the radon Action Level for each 5 km square of the Ordnance Survey National Grid.

In Stage 2, a second series of maps produced by the BGS (Appendix B, BR211,1999) is used to decide whether it is necessary to consider upgrading the requirement for protection indicated by Stage 1. This procedure has the objective of avoiding cases of underprotection that might occur had the guidance depended solely on the average radon level in the 5 km grid square indicated by the NRPB maps. The BGS maps in Appendix B (BR211, 1999) show those 5 km grid squares that are underlain, completely or in part, by geological units that require either basic or full protection to be installed in new dwellings.

A geological assessment may need to be carried out where the site falls within a shaded grid square on the BGS map in Annex B of BR211 (1999). The geological assessment checks whether a site is on or close to a geological unit which potentially exceeds the action levels for either basic or full radon protection. Consideration must be given to installing basic or full radon protection if the geological assessment shows that this is indicated. If a site falls within one of the shaded squares, it does not necessarily mean that it must have radon protection. This is because some of the grid squares contain bed rocks and unconsolidated (drift) deposits with lower radon potential than the maximum levels shown on the 5 km grid maps in Appendix B (BR211, 1999).

In many cases the geological radon potential varies considerably within a grid square. In other cases, only a very small area (sometimes only a few hundred square metres) with a radon potential exceeding the thresholds for basic or full protection occurs within the shaded grid square. The level of protection that might be required is thus site specific, and can be determined by reference to the relevant radon potential map in BR211 (1999) followed by a geological assessment of the site.

Date: 06 March 2002
BGS RPM-GIS Version 2.0
© NERC, 2002. All rights reserved.

The geological assessment in this report is produced by the BGS Radon Protective Measures Geographical Information System (RPM GIS), which has been developed to provide Stage 2 Geological Assessments (RPM Site Reports). The assessment is derived from a geologically based interpretation of radon measurements in dwellings which were provided to the BGS by the NRPB without prejudicing confidentiality undertakings to householders and the Department of the Environment, Transport and the Regions (DETR). The reliability of a geological radon potential assessment is approximately proportional to the number of radon measurements available and the scale of the geological maps.

The RPM GIS currently comprises 1:250,000 scale data with more detailed information for twenty 1:50,000 scale geological map sheets covering the most radon-prone parts of Derbyshire, Northamptonshire, Nottinghamshire, Leicestershire, Lincolnshire, Oxfordshire, Shropshire, Somerset and Yorkshire. The RPM-GIS is being upgraded to 1:50,000 scale over the next 12 months as new digital maps become available through the BGS DIGIMAP programme.

The search area (circle or rectangle) for a site is increased by a buffer zone of 50 m in areas with 1:50,000 scale data and 500m in areas with 1:250,000 scale data. This is to allow for potential inaccuracies in the position of the geological boundaries. In many cases a number of combinations of bed rock and drift with differing geological radon potentials will occur within the total search area. Following the precautionary principle, the requirement for protective measures is derived from the highest geological radon potential encountered within the total search area.

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Section 5: Follow-up radon protective measures site report

For most parts of the UK, a higher resolution assessment of radon protective measures requirements can also be provided by BGS. *This will comprise:*

i. Assessment by a qualified geologist of the relevant 10,000, 1:10,560 or 1:50,000 scale geological map(s) covering the total search area from BGS archives.

ii. Precise identification of the level of radon protective measures indicated for all geological units encountered within the site and the immediately surrounding area.

The basic charge for a Radon Follow-up Report is **£80+VAT**. Reports for very large or geologically complex sites may, however, have to be supplemented with additional £40+VAT increments to allow for each extra half-hour of time taken – in such cases, enquiry staff will confirm with the client before proceeding.

The Radon follow-up reports can be ordered from:-
Geological Enquiries, British Geological Survey, Keyworth, Nottingham NG12 5GG; Tel: 0115-936-3192; Fax: 0115-936-3192; e-mail: geohelp@bgs.ac.uk. An on-line ordering facility will be available in the near future from Services on the BGS web site *http://www.bgs.ac.uk.*

Section 6: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters poorly ventilated enclosed spaces such as some basements, buildings, caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

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Section 7: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293)**: Radon in the workplace.**

BRE publications may be obtained from Construction Research Communications Ltd, 151 Roseberry Avenue, London EC1R 4QX (Tel: 0171 505 6622; Fax: 0171 505 6606).

Section 8: Radon in existing dwellings

Useful information is given in the following free publications which can be obtained by writing to:
DETR Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB.
Radon - A Householder's Guide
Radon - You Can Test for it
Radon - A Guide for Homebuyers and Sellers
Radon - A Guide to Reducing Levels in Your Home
Information in the booklets is also available on the DETR website at:
http://www.environment.detr.gov.uk/radioactivity/index.htm

Householders are recommended to follow advice in **Radon - a householder's guide.** The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Research Establishment (BRE) **Radon hotline** on **01923 664707**.

Advice about radon, its health risks and details of how to order the radon test may be obtained from the NRPB **Radon Freephone** on 0800 614529 or by post from **NRPB, Chilton, Didcot, Oxfordshire OX11 0RQ**.

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Report issued by: Debbie Bate

BGS Enquiries Service

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Ground Investigation

Soils LIMITED

PLANS TO MEET CONDITIONS

5327

Letter Report On A Desk Study And Ground Investigation

ORIGINAL COPY

At

Caister, Sandhurst Road, Wokingham.

For

Beckridge Limited

PLANNING SERVICES	HPT
POL	TLS
DC	EXF
APP	
CS	

21 FEB 2003

COPIES TO

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Cross Road
Tadworth
Surrey KT20 5SR
☎ 01737 814221
01737 812557

REPORT J7288

Desk Study And Ground Report

Job Title: Caister, Sandhurst Road, Wokingham.

Client: Beckridge Limited

CONTROL DOCUMENT

SOILS LIMITED DOCUMENT REFERENCE NUMBER:
J7288

DOCUMENT TYPE:
DESK STUDY AND INTERPRETATIVE LETTER REPORT

DOCUMENT STATUS: FINAL Revision: 1.00 DATE: 05 March 2002

Note: This is not a valid document for use in the design of the project unless it is titled **Final** in the Document Status box.

	Name	Signature
Prepared by:	R B Higginson	
Checked by:	N J Lambert	

Soils Limited
Newton House
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Phone 01737 814221
Fax 01737 812557

Letter Report On A Desk Study And Ground Investigation

At

Caister, Sandhurst Road, Wokingham

For

Beckridge Limited

Section 1
Introduction

1.1 General

This letter report presents the results of an investigation of the sub-surface ground conditions at the site of a proposed development of Caister, Sandhurst Road, Wokingham.

The following sections comprise:

Section 1
Introduction

- General;
- Aim of the Investigation;
- Location;
- Proposed Development;
- Legislative Background;
- Limitations and Disclaimers.

Section 2
Desk Study

- Examination of the relevant geological map and memoir;
- Examination of the Environment Agency Groundwater Vulnerability Map and the Environment Agency website database;
- Examination of BRE 211 "*Radon: Guidance on protective measures for new dwellings*";

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Soils Limited ref: J7288
Author: R B Higginson
5 March, 2002
☎01737 814221
Email: rbh@soilslimited.co.uk

- A study of very early London maps from the internet and County Series and Ordnance Survey Maps dating from the late 19th Century to the present day;
- Site Walkover;
- Data supplied by Sitescope Environmental. Environmental records relating to the site and surrounding area were searched from databases held by Sitescope Environmental and comprised the following:

Environment Agency
Abstractions Licences
Discharge Consents
IPC Authorisations
Radioactive Consents
Landfill Sites
Water Industry Referrals
River Quality Survey
Prosecutions & Enforcements
Pollution Incidents
Chemical Release Inventory

Technos Limited
Non Operational Landfill
Non Operational Scrapyards
Non Operational Waste Treatment Sites
Operational Landfill Sites
Operational Scrapyards
Operational Waste Treatment Sites

Ministry of Agriculture, Fisheries and Food
Environmentally Sensitive Areas
Nitrate Sensitive Areas
Nitrate Vulnerable Zones

Dept of the Environment, Transport & Regions
Hazardous Substance Consents

British Geological Survey
Natural Subsidence
Landfill Survey
Mines and Quarries Survey 1998
Landslip
Natural subsidence and shallow mines

Health and Safety Executive
CIMAH Sites
NIHHS Sites

Countryside Commission
National Parks
Areas of Outstanding Natural Beauty

English Nature
Special Protection Areas
National Nature Reserves
Sites of Special Scientific Interest
RAMSAR Sites
Special Areas of Conservation

Valuation Office Agency
Current Industrial Use
Petrol and Fuel Sites

ContamiCheck
Historical Industrial Landuse
IPC Part B Authorisations

Section 3
Foundation Design

- Interpretative reporting on the results of the *in-situ* testing and geotechnical laboratory testing with recommendations on types of foundation for the proposed redevelopment.

Section 4
Contamination Reporting

- Interpretative reporting and risk assessment on the results of the chemical laboratory testing undertaken on soil samples.

Appendices

- Appendix A: The results of the search of environmental data supplied by Sitescope Environmental.
- Appendix B: A description of the fieldwork and the trial pit logs.
- Appendix C: The results of the geotechnical laboratory tests carried out on soil samples obtained from the trial pits.
- Appendix D: The results of chemical laboratory analyses conducted on a number of soil samples.

It should be noted that the Desk Study as stipulated in BS 5930:1999 was not within the brief for the investigation and reference was solely made to those sources listed previously.

The field investigation was performed in accordance with the recommended practices of BS 5930:1999.

The geotechnical laboratory testing was performed in accordance with the methods given in BS 1377:1990 Parts 1 to 8.

The chemical analyses were undertaken by Environmental Analysis Laboratories in accordance with their UKAS accredited test methods or their documented in-house testing procedures.

This investigation did not comprise an environmental audit of the sites environs.

Trial hole is a generic term used to describe a method of direct investigation. The term trial pit, borehole or window sample borehole implies the specific technique used to produce a trial hole.

1.2 Aims of the Investigation

The overall objective was understood to be to supply the client with an environmental audit of the site with discussions regarding the engineering properties of the soil encountered.

The investigation was to be undertaken to provide engineering parameters of the soils encountered by means of geotechnical laboratory testing undertaken on samples taken from trial pits. Laboratory chemical testing was undertaken on selected soil samples taken from trial pits in order to establish the level and extent of any contamination present.

The scope of the investigation was as requested by Beckridge Limited in an invitation to tender. A quotation for the investigation was prepared by Soils Limited dated 15th

January 2002, reference Q6628DS. Soils Limited were subsequently instructed by Beckridge Limited to undertake the investigation.

1.3 Location

The approximate O.S. National Grid Reference at the centre of the site was SU 805 657.

1.4 Proposed Development

It is proposed to develop the site with two storey houses and associated infra structure.

1.5 Legislative Background

Part IIA of the Environment Act 1995 provides new powers in relation to the identification, remediation and apportionment of liability for contaminated land.

Local Authorities are required to identify contaminated land and serve on every person who is an appropriate person a remediation notice setting out what is to be done by way of remediation and the period within which it must be done.

If the person who caused, or knowingly permitted the contaminating substance cannot be found, the owner and/or occupier for the time being of the property can be the appropriate person.

For the first time in the United Kingdom there is a legal meaning to the term Contaminated Land as: -

> *"Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused".*

Where the Act defines harm as: -

> *"harm to the health of living organisms or other interference with the ecological systems of which they form a part and, in the case of man, includes harm to his property".*

and pollution of controlled waters is defined as: -

> *"the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter"*

With regard to contaminated waters the Environment Act 1995 amends the Water Resources Act 1991 and provides the Environment Agency with the power to force

clean-up of historical contamination by issuing a "Works Notice", with remediation paid for by the responsible parties.

In addition, the Groundwater Regulations (1998) state that entry of List 1 substances into groundwater must be prevented and List II substances must be controlled. Petroleum hydrocarbons, pesticides and some herbicides are List I substances.

Interpretation of the new legislation in respect of determining the need for remedial action is evolving towards the use of risk assessment principles with investigation and assessment activities consistent with a tiered risk-based corrective action approach.

1.6 Limitations and Disclaimers

The ground is a product of continuing natural and artificial processes. As a result, the ground will exhibit a variety of characteristics that vary from place to place across a site, and also with time. Whilst a ground investigation will mitigate to a greater or lesser degree against the resulting risk from variation, the risks cannot be eliminated.

The investigation, interpretations, and recommendations given in this report were prepared for the sole benefit of the client in accordance with their brief as described in Section 1.0 of this report. As such these do not necessarily address all aspects of ground behaviour at the site. It should be noted that the investigation was made in order to assess the impact, if any, that the use of the site had had on the environment and to provide general information on ground conditions and their implication related to any development within the site.

The analyses, conclusions and recommendations relate to the proposed development of Caister, Sandhurst Road, Wokingham. Attention is drawn to the fact that these analyses are based on data obtained from the trial pits and associated laboratory and *in-situ* testing. The possibility of variation in ground conditions around the trial holes should not be overlooked. Any opinion or diagram of a possible configuration of strata beyond the trial holes or extrapolated to greater depth is conjectural and given for guidance only. No liability can be accepted for such variations.

Soils Limited has relied on the accuracy of the dataset information supplied by Sitescope Environmental.

There may be other sources of information not included in those listed in Section 1.0 that hold data relevant to the Desk Study undertaken at the site that could materially affect the conclusions made in this report.

Ownership of land brings with it onerous legal liabilities in respect of harm to the environment. "Contaminated Land" is defined in Section 57 of the Environment Act 1995 as *"Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused".*

The investigation, analysis or recommendations in respect of contamination are made solely in respect of the prevention of harm to vulnerable receptors, using where possible best practice at the date of preparation of the report. The investigation and report do not address, define or make recommendations in respect of environmental liabilities.

Section 2.0
Desk Study

2.1 Anticipated Geology

The 1:50000 Geological Survey of Great Britain (England and Wales), sheet number 268 of the Reading area, indicated the site to be located on Plateau Gravel over the Bagshot Beds.

The strata names were taken from the geological map and memoir. A recent revision of stratigraphical names has changed the names of many of the strata that were previously used. However, none are noted in the following sections (ref: *A guide to British stratigraphical nomenclature.* CIRIA Special Publication 149. 1998).

2.1.1 Plateau Gravel

The term Plateau Gravel is used to indicate a wide range of gravel spreads which occupy areas between valleys. The constituents of the gravels consist of subangular flints mixed with flint pebbles and other materials derived from Eocene deposits.

2.1.2 Bagshot Beds

Bagshot Beds comprise mainly fine grained yellow, pink and brown sand with ferruginous concretions. Beds of grey clay "pipe clay" occur frequently as do beds of black flint gravel.

2.2 Hydrogeological Setting

To assess the vulnerability of groundwater to contamination, consideration must be given to the leaching characteristics of the overlying soils and the characteristics of the strata in the unsaturated zone. Information on the geological strata, such as lithological type and permeability characteristics has been combined with the physical properties of the soil to produce varying degrees of vulnerability.

The 1:100 000 map of Groundwater Vulnerability of West London area (Sheet 39) has shown the site to be located on a soil having a Geological Class of a Minor Aquifer with a Soil Classification (I1).

Minor Aquifers can be fractured or potentially fractured rocks which do not have a high permeability, or other formations of variable permeability including unconsolidated deposits. Although these aquifers will seldom produce large quantities of water for abstraction, they are important both for local supplies and in supplying base flows to rivers.

The 'I1' Classification is defined as "Soils which can possibly transmit a wide range of pollutants"

Examination of the Environment Agency records showed that the site did not lie within a Source Protection Zone as classified in the Policy and Practice for the Protection of Groundwater and was not located within an Environment Agency designated floodplain.

Any works or development, which may have an impact on surface water, aquifer or groundwater quality, should be approved by the Environment Agency prior to implementation.

2.3 Radon Gas

The BRE 211: Radon : "Guidance on protective measures for new dwellings" indicated the site to be situated within an area where a geological assessment should be carried out.

The geological assessment will be sent as an addendum to this report.

2.4 Historic Map Study

The object of this search was to report on the evidence of site history and development of the site and its environs from early maps of London found on the Internet and available County Series and Ordnance Survey Maps.

The history of the development of the site was established by examining available County Series and Ordnance Survey Maps dating from the late 19th Century to the present day. To aid the description of features identified from old maps, reference may be made to features that were identified during the investigation. Any distances quoted for features remote from the site have been scaled from the maps and are only approximate.

This report is based on the information that was available to Soils Limited at the time of preparation of the report and the interpretation made by Soils Limited of the maps, other data commented on in the report and where applicable knowledge of the site and its environs. The information reported might not represent all pertinent information that could be obtained. The interpretation of the maps and/or other data commented on in this report is subjective.

In the following sections dealing with individual maps, only features considered to have a potential contaminative impact on the site and usually within a notional 250 metre radius of the site boundaries are discussed.

Referenced maps were scrutinised but not specifically discussed as individual maps due to the lack of information that could be derived because of either the scale of the

map or the quality of reproduction. Copied maps are discussed individually and copies of the maps are included in the report.

Map	Date	Scale	Reference	Copied	Figure
County Series	1871	25"		✓	3
County Series	1898	6"	✓		
County Series	1910	6"		✓	4
County Series	1938	6"		✓	5
Ordnance Survey	1956	1:10000	✓		
Ordnance Survey	1963	1:2500		✓	6
Ordnance Survey	1973/75	1:10000	✓		
Ordnance Survey	1977	1:1250		✓	7
Ordnance Survey	1988	1:10000	✓		

The north point and approximate extent of the site are indicated on each figure.

2.4.1 County Series 1871 25":1 mile (Figure 3)
The site was shown to be a located within woodland.

A feature with an embankment around it and a "*Target Hut*" was shown approximately 100 metres to the south-east of the site.

2.4.2 County Series 1938 6": 1 mile (Figure 4)
A "*Sand Pit*" was shown slightly in excess of 250 metres to the south-west of the site.

2.4.3 County Series 1938 6": 1 mile (Figure 5)
The area of the site had been cleared of trees and rectilinear structures were indicated to be located within it.

2.4.4 Ordnance Survey 1963 1:2500 (Figure 6)
The map showed the site to have most of the features within it that were noted during the site Walkover.

2.4.5 Ordnance Survey 1977 1:1250 (Figure 7)
The map showed the site to have most of the features within it that were noted during the Site Walkover.

2.5 Dataset Information

A summary of relevant datasets generated from the Sitescope Environmental database is given in the following sections. The search radius was given as 0-250 metres and 251-500 metres from the site centre. The actual search radius for

individual datasets is shown on the Sitescope Environmental report given in Appendix A, as are descriptions of the data sources and their implications. In the following text reference may be made to Map ID. This refers to the location identified on each of the maps given for each of the potential contaminative sources within the Environmental Disclosure Report given in Appendix A.

2.5.1 Natural Subsidence

A précis of the results of the search is given in the following table.

Potential Source	Risk
Natural Subsidence	Very low hazard
Swelling Clay	Very low hazard
Compressible Ground	Very low hazard
Gulls and Cambering	Very low hazard
Landslip	Very low hazard
Ground Dissolution	Very low hazard
Shallow Mining	Very low hazard

2.5.2 Historical Industrial Landuse

Three landuses were recorded in the 0 to 250 metre search radius.

A précis of the landuses considered significant, based on their respective use and distance from the site, taking into account the likely geology, is given in the following table with their respective Map ID given is presented below.

Historical Industrial Landuse within 0 to 250 metre search radius	
Map ID	Risk
1	None
2	None
3	None

2.5.3 Abstraction Licences

Two abstraction points were identified to the east of the site within the 1001 to 2000 metre search radius with abstraction purposes of spray irrigation and agriculture.

Given that none of the uses are for human consumption these abstraction points are not considered further.

2.6 Site Walkover

The site comprised an essentially flat and level area of land with the proposed development area at its most westerly end. The area of proposed development comprised a wooded area covered predominantly with silver birch trees with occasional oak trees on the site boundary. Other trees and shrubs were also located within the area.

To the east of the proposed development area there was an open field which appeared to have been used to rear animals and further to the east of the open field there was a line of disused pig styes, with a sheet asbestos roof, and a barn with a corrugated iron roof. Both the barn and the pig styes had concrete floors. Close to the south-east corner of the pig styes there was a large above ground fuel tank located on a steel frame. There was no evidence of any contamination below the tank on the surface of the ground. Cables in this area prevented a pit from being excavated and this must be undertaken when the services are no longer required.

The area within the area of the pig styes and the barn had assorted lorries, agricultural plant and debris on it.

The remainder of the site was occupied by a bungalow with its grounds, a locked garage and the site access drive.

2.7 Conclusions

The geological map indicated the site to be located on the Plateau Gravel over the Bagshot Beds.

The site was shown to be located on a soil with a Geological Class of a Minor Aquifer.

Examination of the Environment Agency records showed that the site did not lie within a Source Protection Zone as classified in the Policy and Practice for the Protection of Groundwater and was not located within a floodplain.

The BRE 211: *Radon: "Guidance on protective measures for new dwellings"* indicated that a geological assessment was required which will be sent as an addendum to this report.

A précis of the interpretation of the County Series and Ordnance Survey Maps indicated no sources or features that could have a plausible contaminative linkage to the site.

A summary of relevant datasets generated from the Sitescope Environmental database is given in the following sections. The search radius was given as 0-250 metres and 251-500 metres from the site centre, except for Groundwater Abstraction where the search radius was 2km.

No features which could be of concern were indicated within the Datasearch.

The Site Walkover revealed one potential source of contamination, a large above ground fuel tank located on a steel frame, and additional work by trial pitting will be required around the unbunded above ground fuel tank.

2.8 Qualitative Risk Assessment

In the absence of a Department of the Environment Industrial Profile for the processes that have or are undertaken on this site, other than the small-scale screen-printing, the Risk Assessment has been based on the type of contamination that would be anticipated from the processes observed and established from the Desk Study.

The technical assessment of risk associated with contaminated land is the process by which the significance of contamination on a site can be determined with respect to sensitive targets. In the following section consideration is given to two sensitive receptors, these being human health and controlled water i.e. the groundwater.

For a risk to be considered present there must be a complete linkage of source, viable pollutant pathway and target. If any of these links are removed or blocked then there can be no risk.

For the purpose of clarity the risk assessment is presented in tabular format.

Qualitative Risk Assessment		
Source	**Pathway**	**Receptor**
Contaminants introduced by previous site usage	Ingestion, dermal contact, dust and/or vapour inhalation	Human Health
Leakages and/or spillages from the former oil tanks,	Plateau Gravel Bagshot Beds	Human Health Groundwater

The results of the intrusive investigation were to be used to enable a risk assessment for the site. The requirement for and scope of any further investigation required to complete the risk assessment would also be established.

Section 3.0
Foundation Design

3.1 Ground Conditions

A limited thickness of Topsoil was found from surface in each of the trial pits overlying either the Plateau Gravel or Bagshot Beds.

Trial Pit 4 was excavated to shallow depth in order to take a shallow soil sample for contamination testing.

The Plateau Gravel were found to comprise brown silty and slightly clayey fine to medium sand with occasional well graded sub-angular to sub-rounded flint gravel. The Plateau Gravel was found in Trial Pits 1, 3 and 4 to depths in the range 0.7 metre below existing ground level and 1.0 metre in Trial Pits 3 and 1 respectively.

The Bagshot Beds were found in each of the trial pits, with the exception of Trial Pit 4, either from directly beneath the Topsoil or the Plateau Gravel and were found to comprise brown and in places grey mottled silty and in places slightly clayey fine to medium sand with occasional ferruginous cemented pockets and grey clay partings. The Bagshot Beds were found to a maximum depth of 3.15 metres below existing ground level in Trial Pit 3.

3.2 Groundwater

Groundwater was found in two of the trial pits with a minimum recorded standing level of 2.2 metres below existing ground level after the trial pit had been standing open for 1.5 hours.

Groundwater could effect the construction of foundations in areas where root bowls have to be grubbed out and dewatering may be required.

Groundwater equilibrium conditions may only be conclusively established by means of a series of measurements made in a standpipe, or piezometer installed in the ground after completion of site works. Changes in groundwater level do occur for a number of reasons including seasonal effects and variations in drainage.

3.3 Geotechnical Testing

Grading Analyses were made on four samples taken from the Bagshot Beds. A précis of the results is tabulated overleaf.

Grading Analyses Interpretation				
Sample	Soil Description	Shrinkability	Volume Change Potential	% passing 63um sieve
TP1 at 1.0m	Silty clayey gravely fine to medium sand	No	Yes	17.8
TP1 at 2.0m	Silty clayey fine to medium sand	No	No	6.2
TP2 at 2.0m	Silty clayey fine to medium sand	No	Yes	21.3
BH2 at 5.0m	Slightly sandy gravel	No	Yes	16.0

NB Volume Change Potential refers to BRE Digest 240 (based on Grading test results).
Shrinkability refers to NHBC Standards Chapter 4.2 (based on Grading test results).

The actual percentage of clay fraction is not determined as part of this test.

Volume Change Potential – BRE 240 states that a soil has a volume change potential when the clay fraction exceeds 15%. Only the silt and clay combined fraction are determined by sieving therefore the volume change potential is estimated from the percentage passing the 63µm sieve.

NHBC Standards Chapter 4.2 states that a soils is shrinkable if the percentage of silt and clay passing the 63µm sieve is greater than 35% and the Plasticity Index is greater than 10%.

The test results are given in the Laboratory Test Results Summary Sheet, Appendix C.

(The Grading Analyses were made in accordance with BS 1377:Part 2:1990 Test 2).

The results of the sulphate and pH analyses given indicated that the sulphate concentration in the soil samples tested fell into Class 1 of BRE Digest 363. The pH of the soil tested was found to range between 4.3 and 5.9. Concrete in contact with the soil should be designed in accordance with the BRE Digest 363. The Sulphate and pH Tests were undertaken by Environmental Analysis Limited in accordance with their NAMAS accredited testing procedures.

3.4 Foundation Scheme

Conventional strip or trench fill foundations taken through the Topsoil and into or onto either the Plateau Gravel or Bagshot Beds could be adopted for the development of this site.

The results of the Grading Analyses indicated the samples of Bagshot Beds tested to be non- shrinkable in terms of foundation design as defined by the NHBC Chapter 4.2.

The Building Research Establishment (BRE) Digests 240, 241 and 242 provide guidance on 'best practice' for the design and construction of foundations on shrinkable soils. The soils of the Bagshot Beds were shown to have a volume change potential, as defined by BRE Digest 240.

BRE Digest 241 states: *"An increasingly common, potentially damaging situation is where trees or hedges have been cut down prior to building. The subsequent long-term swelling of the zone of clay desiccated by the roots, as moisture slowly returns to the ground, can be substantial. The rate at which the ground recovers is very difficult to*

predict and if there is any doubt that recovery is complete then bored pile foundations with suspended beams and floors should be used".

Foundations should be taken to a minimum depth of 0.75 metre below finished ground level, or to below any Topsoil or Made Ground, below any disturbed soil or root zone and into the soils of the Plateau Gravel or Bagshot Beds.

The stated intention of the NHBC is to ensure that shrinkage and swelling of plastic soils does not adversely effect the structural integrity of foundations to such a degree that remedial works would be required to restore the serviceability of the building.

It must be borne in mind that adherence to the NHBC tables and design recommendations may not, in all cases, totally prevent foundation movement and cracking of brickwork might occur.

Based on the guidance provided in NHBC Standards Chapter 4.2, the width of any cracks would be expected to fall into the *slight* category of the Building Research Establishment Digest 241, and thus not be of structural significance. However the occurrence of even slight cracking in new buildings can raise alarm and could thus be judged to have a detrimental effect on saleability and perceived value. If the risk of this were considered to be unacceptable then it would be necessary to reconsider the foundation design, possibly changing to an alternative foundation type.

NHBC Standards Chapter 4.2 states that where foundations are to be constructed at depths of, or greater than 2.5m below finished ground level, they should be Engineer-designed taking account of the likely movement of the soil on the foundations and the sub-structure. This would include both vertical and horizontal soil movements that resulted from a change in soil moisture content.

Roots were noted to a maximum depth of 2.2 metres below existing ground level in Trial Pit 2.

All loose material should be removed from the base of the excavations, these excavations then being either concreted, or blinded as soon after excavation as possible. The use of a toothless bucket will help to remove much loose material from the trench base which will in turn help reduce settlement.

Due to the potential soil disturbance due to the removal of trees and their root bowls suspended slabs should be used for the redevelopment.

Any groundwater or surface water ingress must be prevented from entering foundation trenches.

3.5 Bearing Values

Based on the results of an engineering appraisal of the soils encountered in the trial holes an **allowable bearing value of 125kPa** is given for a one metre wide strip foundation taken into the soils of the Plateau Gravel and or Bagshot Beds.

Foundations should not be less than 450mm in width.

For the allowable bearing value given, settlements should not exceed 25mm provided that excavation bases are carefully bottomed out and blinded, or concreted as soon after excavation as is possible.

3.6 Excavations

Shallow excavations in any Made Ground, Plateau Gravel or Bagshot Beds should be stable in the short term although localised collapse may occur. Deep, long excavations are unlikely to remain stable particularly if taken below the groundwater table.

Unsupported earth faces formed during excavation maybe liable to collapse without warning and suitable safety precautions should be therefore be taken to ensure that such earth faces are adequately supported before excavations are entered by personnel.

Section 4.0
Results Of Chemical Analysis Testing

4.1 Chemical Analysis of Soil Samples

The sampling strategy was to establish whether the former use of the site had adversely impacted the soils present on site, as detailed within the qualitative risk assessment formulated within the Desk Study. No further field evidence was noted to warrant a revision of the risk assessment. In the absence of any visible sources of potential contamination random locations were chosen for each trial hole to provide a coverage of the site.

Soil samples were taken from the logged arisings recovered from the trial holes and placed in individual clean sampling containers. Samples were taken from near surface strata in accordance with the sampling strategy. Where olfactory evidence of contamination was noted samples were to be sealed in glass jars. The depth at which samples were collected is given on the test certificates appended.

Soil samples were placed in sample containers appropriate for the analytical suite and placed in cool boxes for despatch to the testing laboratory for chemical analysis.

Four soil samples were tested for the following analytical suite to cover a wide range of contaminants:

> pH, total sulphate, sulphide, sulphur, total phenols, total chloride, total cyanide, water soluble boron, arsenic, cadmium, chromium, lead, mercury, selenium, copper, nickel, zinc. Water soluble sulphate, hexavalent chromium, TPH and PAH were dependent options.

The results of the chemical analyses are appended.

4.2 Summary of Results of Soil Sample Analyses

A summary of the chemical laboratory analyses results made on four soil samples obtained from the trial holes is given in the following section.

Given the proposed end-use it was considered appropriate to compare the results of the individual determinands with ICRCL 59/83 2nd Ed. Threshold Trigger Concentrations (TTC) and Action Trigger Concentrations (ATC) values for "domestic gardens/allotments" given that these are currently the most stringent values published in the UK and are appropriate to the proposed development.

As the ICRCL threshold trigger value for Arsenic in gardens is significantly less than naturally occurring concentrations in some geological formations, the Netherlands Standards for Soil Contaminants *optimum value* concentration of 29mg/kg and *action value* of 55mg/kg were used.

None of the determinands were found to be elevated above the adopted assessment criteria.

4.3 Final Qualitative Risk Assessment

A table of identified Plausible Pollutant Linkages using the Source-Pathway-Receptor framework for assessing risk, based on the results of the Desk Study and subsequent Intrusive Investigation, is presented below.

Qualitative Risk Assessment		
Source	**Pathway**	**Receptor**
Item 1. Contaminants introduced by previous site usage	Ingestion, dermal contact, dust and/or vapour inhalation	Human Health
Item 2. Leakages and/or spillages from the former oil tanks	Plateau Gravel Bagshot Beds	Human Health Groundwater

4.4 Risk Evaluation/Estimation

For a risk to be considered present there must be a complete linkage of source, viable pollutant pathway and target. If any of these links are removed or blocked then there can be no risk.

4.4.1 Item 1

The concentrations of all the determinands were below the adopted assessment criteria in each of the samples.

4.4.2 Item 2

This item must be dealt with by additional trial pitting once access is clear to this part of the site.

4.5 Remedial Measures

Based on the Desk Study the site works and the results to date no specific remedial measures are required for the site except in the area of the former fuel tank where additional investigation is required. The placement of a cultivatable thickness of certified clean Topsoil should be placed in all areas of soft landscaping.

As with all sites groundworkers must maintain a good standard of personal hygiene including the wearing of overalls, boots, gloves and eye protectors and the use of dust masks during periods of dry weather.

To prevent exposure to airborne dust by both the general public and construction personnel the site should be kept damp during dry weather and at other times when dust were generated as a result of construction activities.

The site should be securely fenced at all times to prevent unauthorised access.

As a general note washing facilities should be provided and eating and smoking restricted to mess huts.

4.6 Excavated Material

For materials that are to be disposed off-site an assessment of the disposal requirements for waste soil derived from excavations may be carried out based using the *Interim Guidance on the Disposal of 'Contaminated Soil'*, 2nd. Ed. May 1997 published by the Environment Protection Agency. Some regions may still use local classifications established by the previous County Waste Regulation Authorities. Some regions also take a direct role in categorising waste and advising landfill sites for disposal. Other regions do not provide such a service and rely on individual landfill operators using their own judgement whether their facility can accept the waste under the terms of their landfill licence.

It is recommended that the Waste Division of the relevant EA region be contacted to determine local procedures and that the operator of the landfill proposed for disposal be asked to confirm that the waste is considered to be acceptable under the term of their licence.

4.7 Imported Material

Any soil which is to be imported onto the site must undergo chemical analysis to permit classification prior to its importation and placement in order to ascertain its status with specific regard to contamination, i.e. to prove that it is suitable for the purpose for which it is intended.

Topsoil brought onto site should have certificates of analysis in respect of ICRCL 59/83 2nd Ed. Tables 3 and 4 listed contaminants and these certificates must be directly traceable to the material delivered to site.

4.8 Validation and Closure Report

On completion of the development a Validation and Closure Report must be supplied to both the Local Authority and the NHBC. Details of the requirements of the report are listed in NHBC Standards Chapter 2.1 *Managing Land Conditions,* The essential requirements are for inspection and certification of remedial works, records of materials

taken of and onto site; copies of Test Certificates as described in the preceding section and correspondence with the Local Authority and Environment Agency as appropriate.

4.9 Additional Investigation

In order to complete the investigation, the following activities are required:-

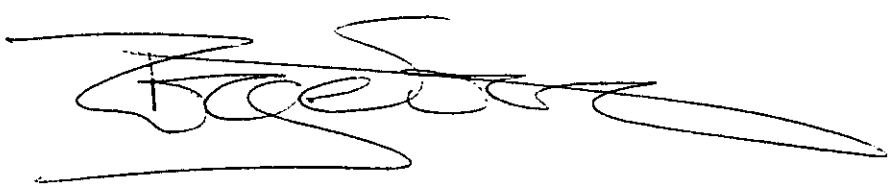
- Trial pitting adjacent to and beneath the area of the former fuel tank.

The following figures and appendices complete this report:

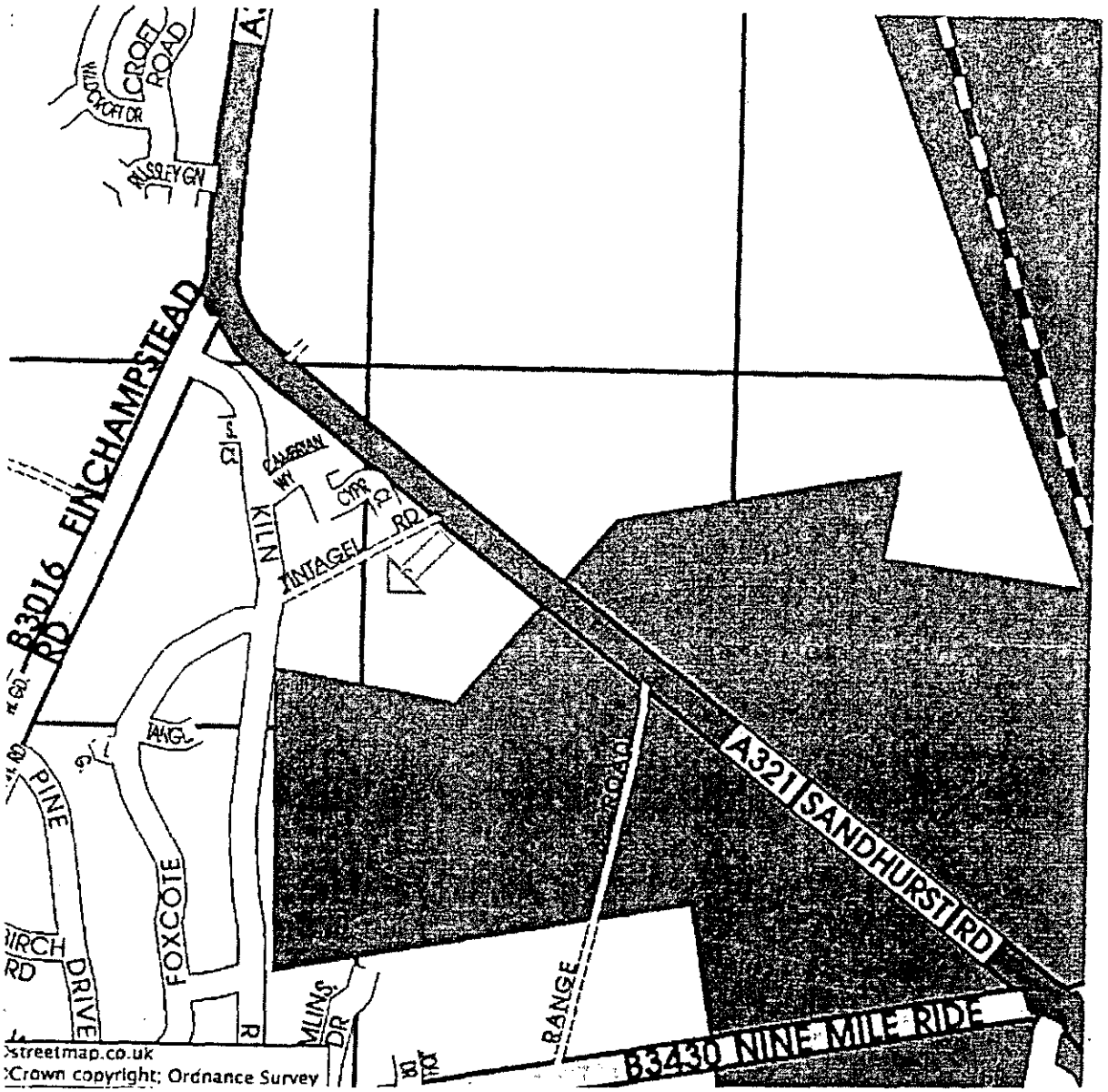
Figure 1	Site Location Plan
Figure 2	Trial Hole Location Plan
Figures 3 to 7	County Series and Ordnance Survey Maps
Appendix A	Sitescope Environmental Data
Appendix B	Site Testing
Appendix C	Geotechnical Laboratory Testing
Appendix D	Contamination Laboratory Testing



Eur Ing. R. B. Higginson B.Sc., PG. Dip., C.Eng., MICE., FGS.
Geotechnical Advisor

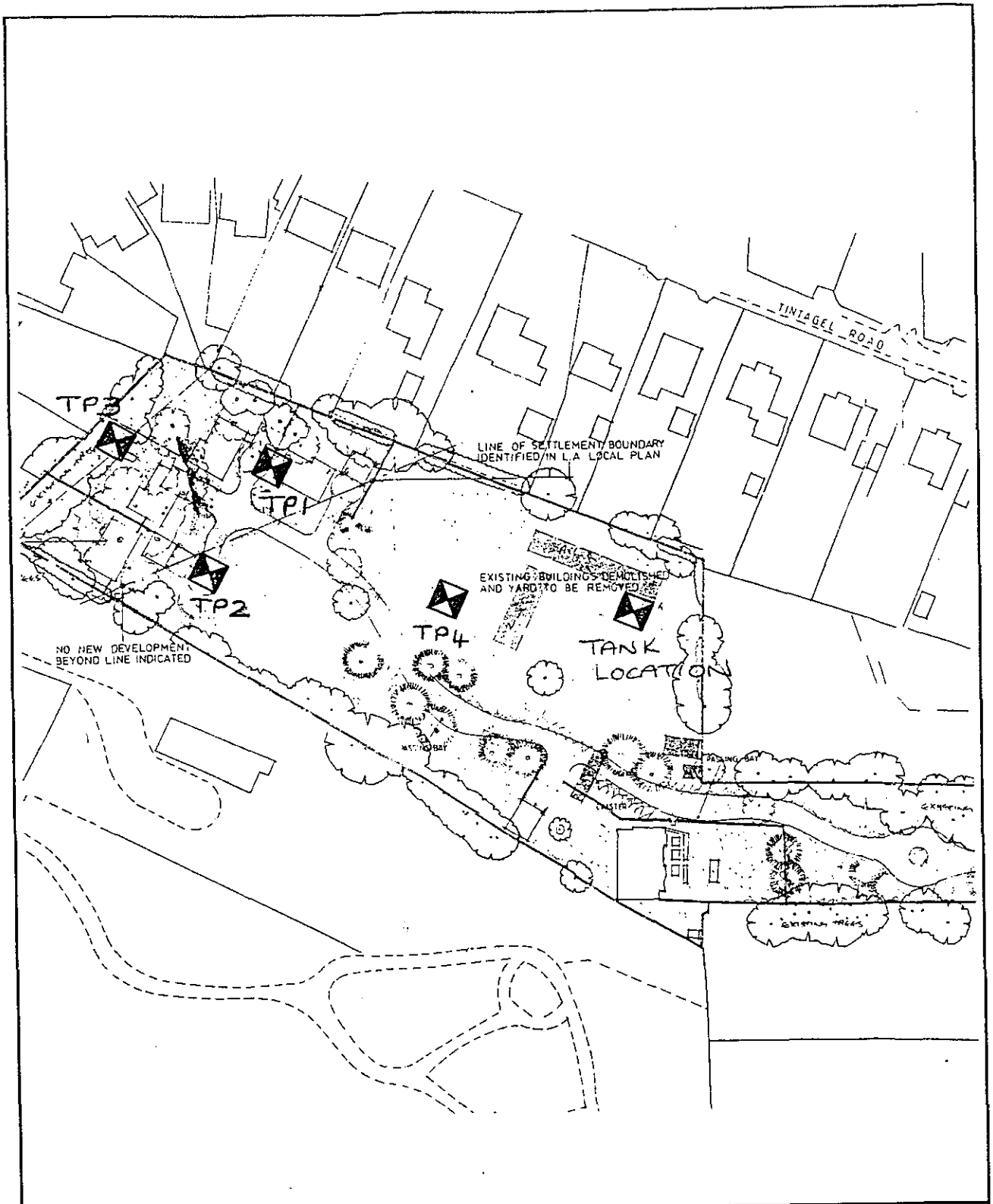


Roger J. Foord BA(Hons)., MSc., DIC, FGS.
Principal Geotechnical Engineer



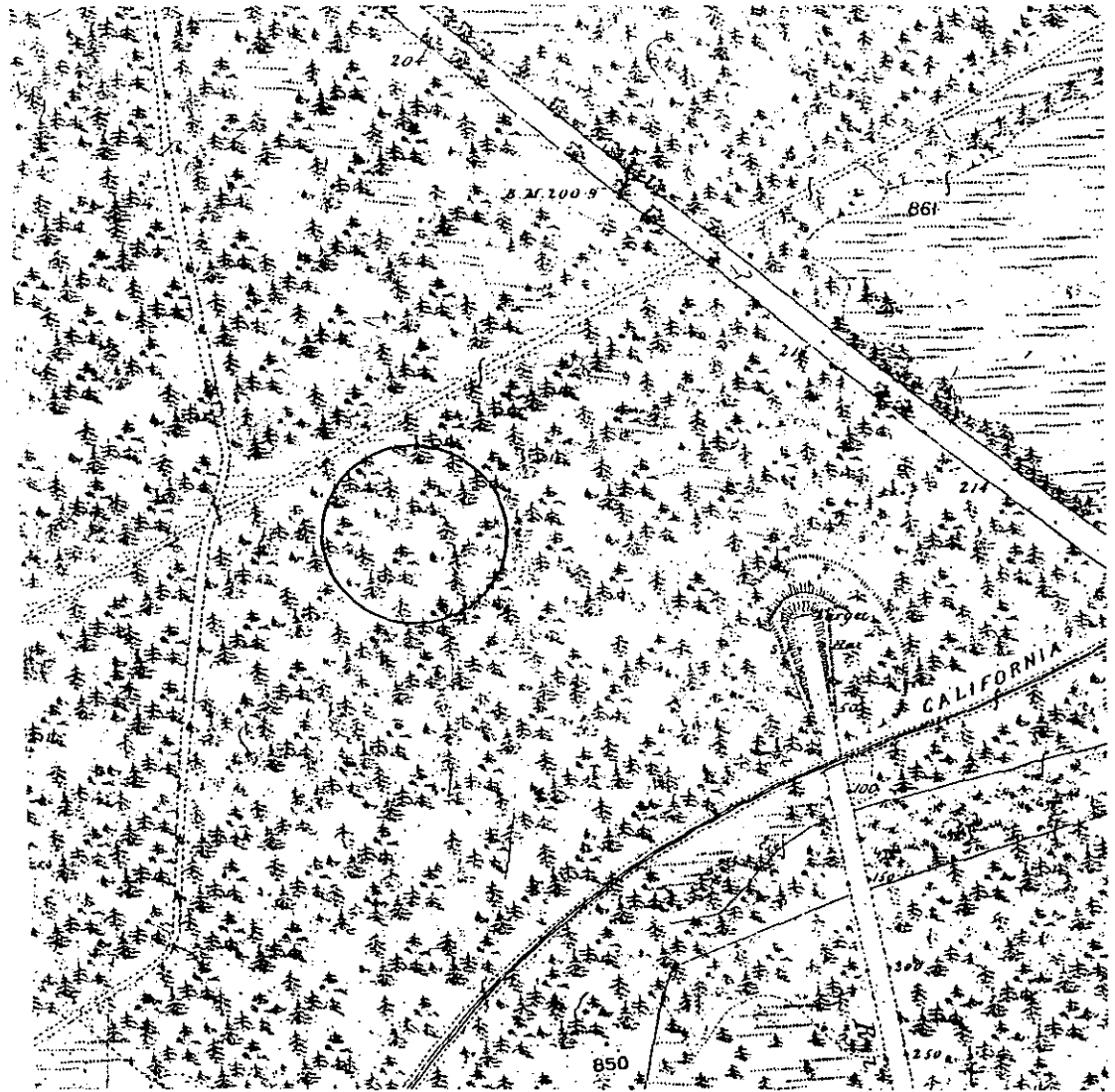
PROJECT Caister, Sandhurst Road, Wokingham	DATE March 2002	
CLIENT Beckbridge Limited	SCALE. NTS	Her Majesty's Stationery Office. Ordnance Survey Licence, number AL 52128A0001
Site Location Plan	REF: J7288	Fig. No. 1

soils LIMITED



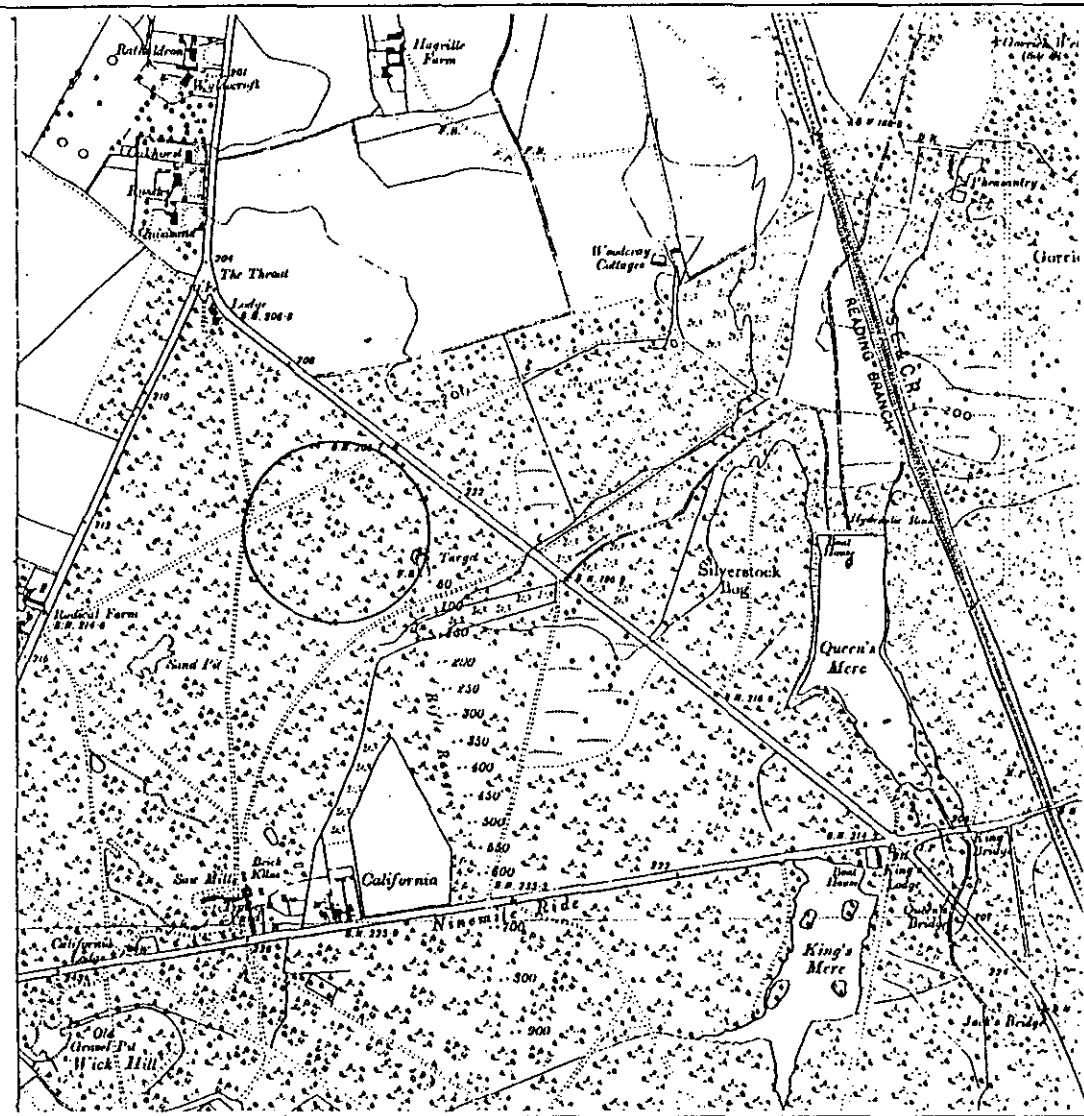
PROJECT Caister, Sandhurst Road, Wokingham	DATE March 2002	
CLIENT Beckbridge Limited	SCALE. NTS	Her Majesty's Stationery Office. Ordnance Survey Licence, number AL 52128A0001
Trial Hole Location Plan	REF: **J7288**	**Fig. No. 2**

soils LIMITED



N

PROJECT Caister, Sandhurst Road, Wokingham	DATE March 2002	
CLIENT Beckbridge Limited	SCALE. NTS	Her Majesty's Stationery Office. Ordnance Survey Licence. number AL 52128A0001
1871 County Series Map	REF: J7288	Fig. No. 3



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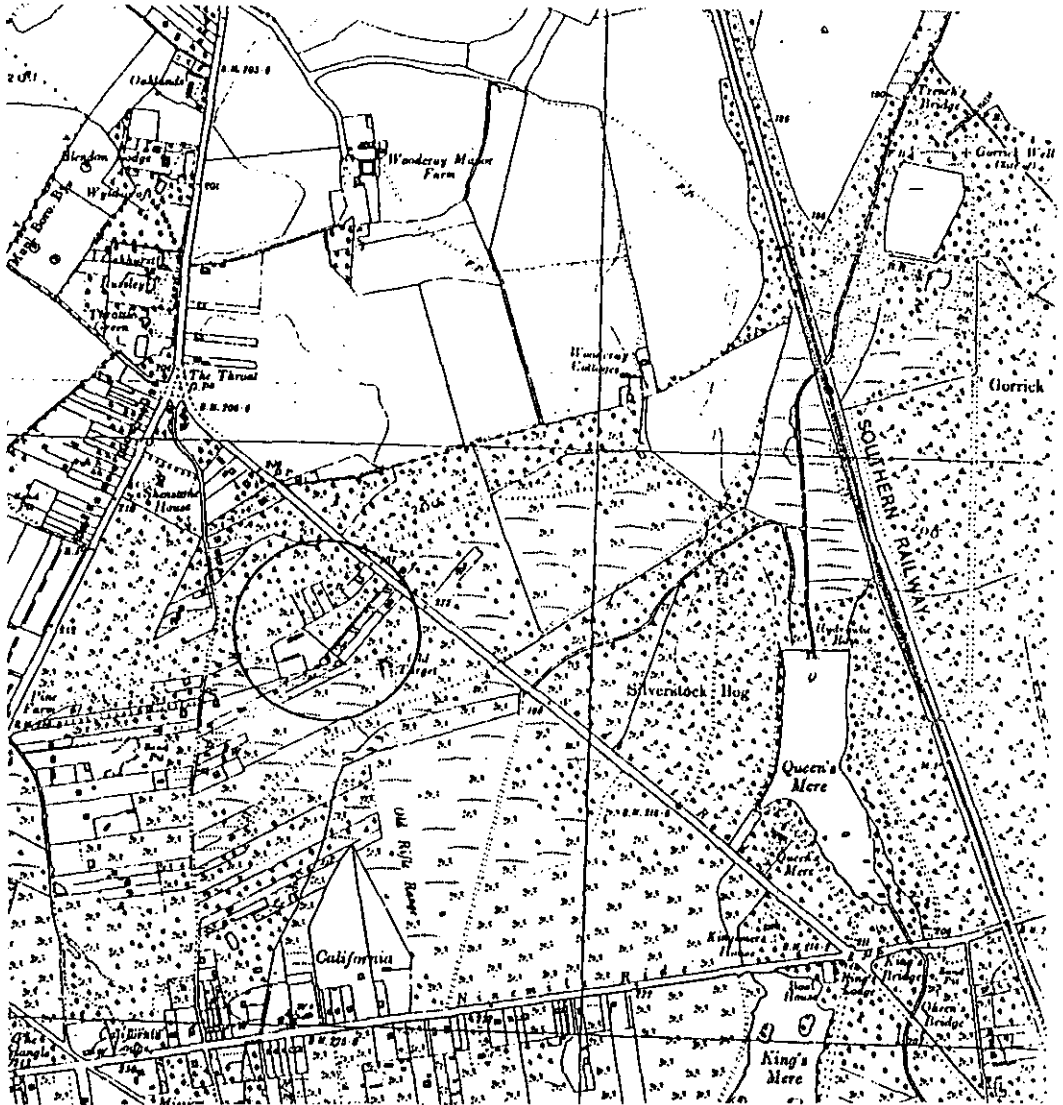
1910 County Series Map	REF: J7288	Fig. No. 4



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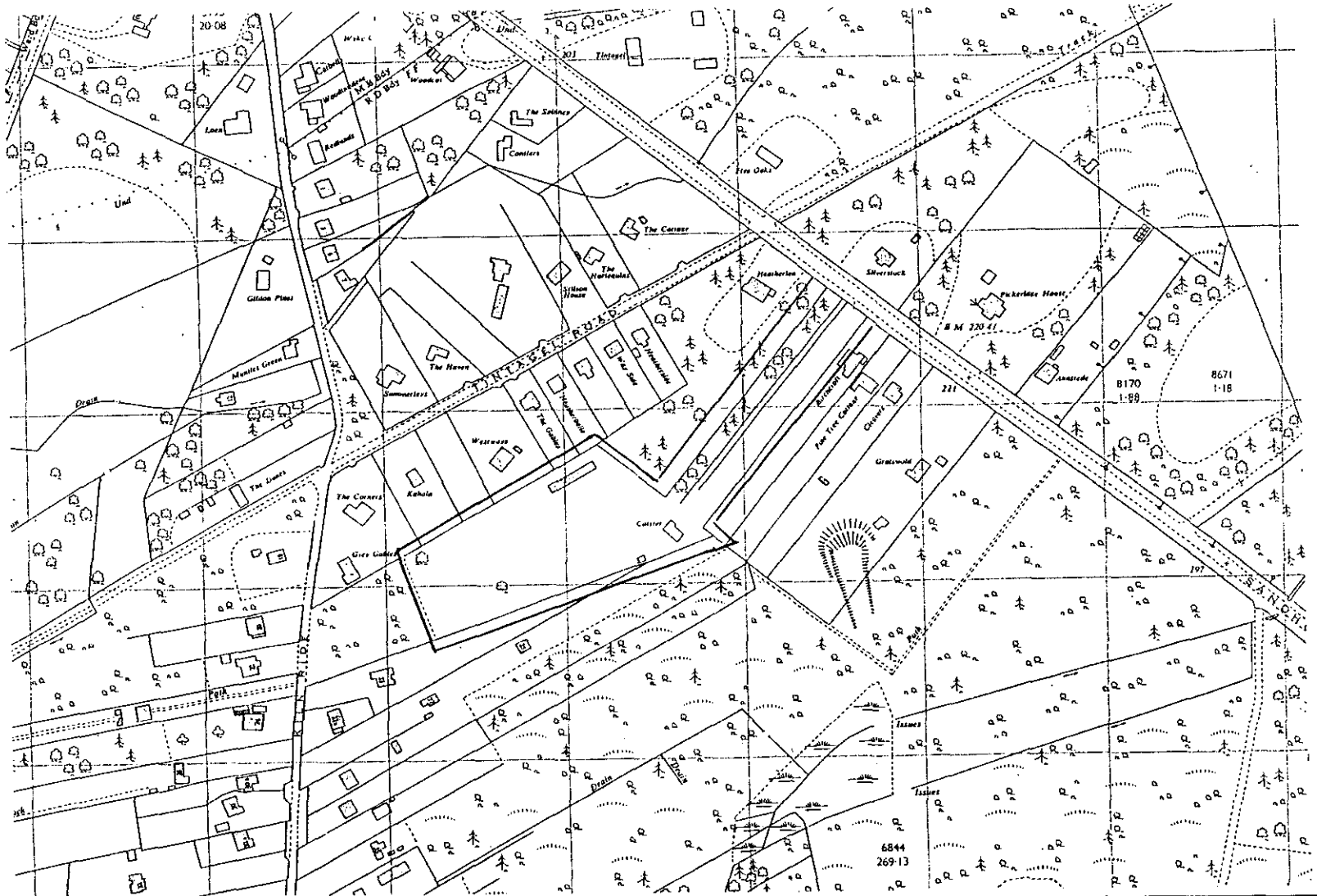
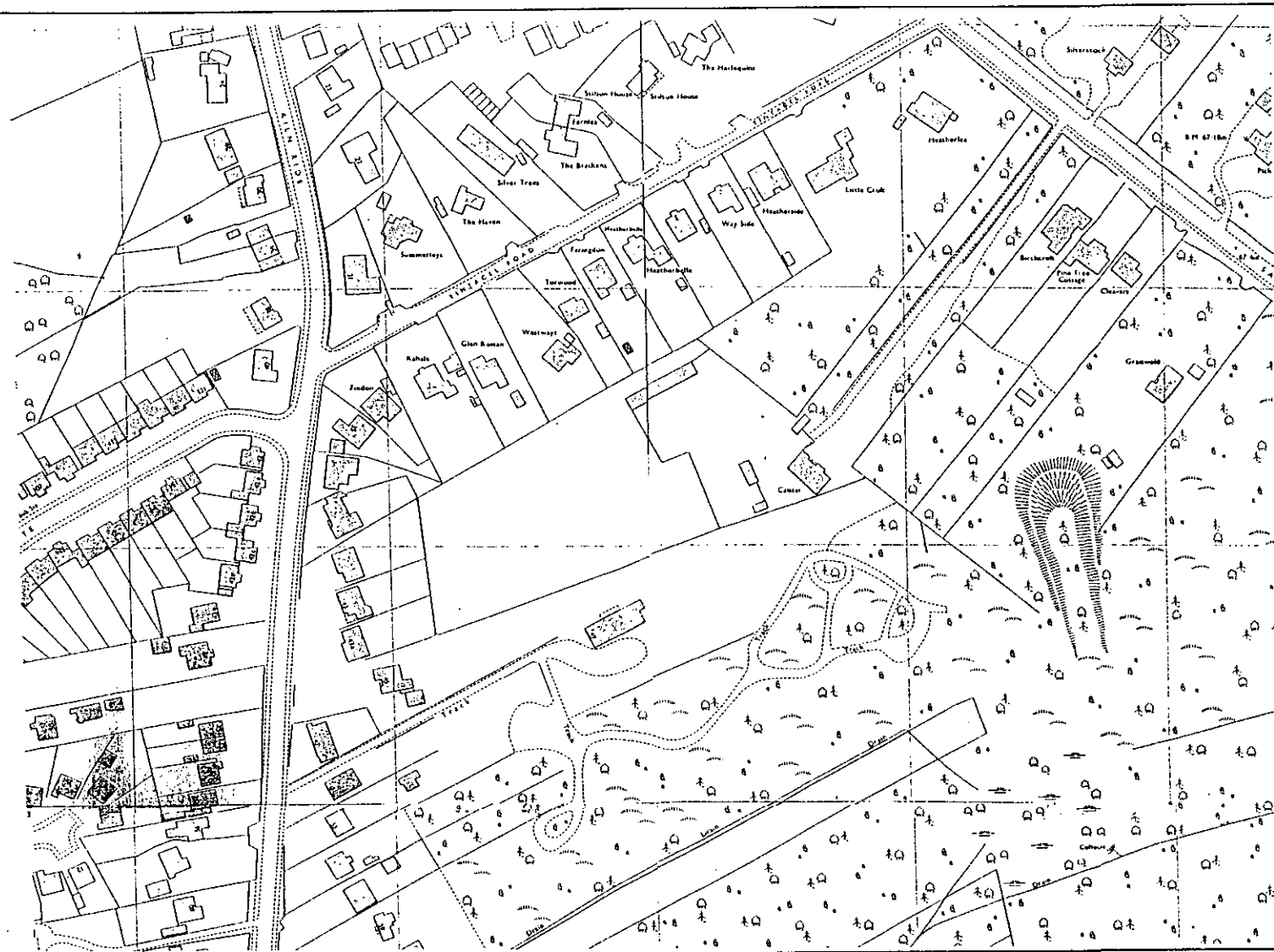
1938 County Series Map	REF: J7288	Fig. No. 5



PROJECT **Caister, Sandhurst Road, Wokingham**	DATE **March 2002**	Reproduced From The Ordnance Survey's 1:2500 Map Of 1963 With The Permission Of The Controller Of
CLIENT **Beckbridge Limited**	SCALE. NTS	Her Majesty's Stationery Office. Ordnance Survey Licence, number AL 52128A0001
1963 Ordnance Survey Map	REF: **J7288**	Fig. No. 6



PROJECT Caister, Sandhurst Road, Wokingham	DATE March 2002	Reproduced From The Ordnance Survey's 1:1250 Map Of 1988 With The Permission Of The Controller Of
CLIENT Beckbridge Limited	SCALE. NTS	Her Majesty's Stationery Office. Ordnance Survey Licence, number AL 52128A0001
1977 Ordnance Survey Map	REF: J7288	Fig. No. 7

Project Name:	Baron Street, Islington, London N1	Project No: J7313	**Soils Limited**
Client:	Try Homes Limited	Reference:	

Borehole No:	Sample No:	Depth m	Description	pH	Sulphate Content *
1		6.50	Grey CLAY	6.5	0.41
2		9.50	Grey CLAY	6.8	0.22

* expressed as g/l SO_4

05/03/02	**Sulphate Content of Soil and Ground Water** BS 1377 : Part 3 : Clause 5 : 1990 Determination of sulphate content of soil and ground water : gravimetric method	Approved Initials : Date :

Appendix A
Sitescope Environmental Data

Historical Industrial Landuse

Details of potentially contaminative historic industrial events identified from an analysis of historic maps. The data are compiled and supplied by ContamiCheck Limited and reproduced under licence.
Background.

Historical maps are a valuable and recognised source of information for investigating site history. They assist in identifying any previous potential contaminative uses which may have been carried out at a particular location.

These Historical Industrial Land Use data are the result of a systematic analysis of Ordnance Survey maps dating from the 1880s, as well as more recent editions of the Ordnance Survey National Grid Series.

Evidence of past contamination is drawn from at least 4, and up to 6 historic map editions. The first of these editions will be the earliest County Series maps, which date from between 1860 and 1890 and are to a scale of 1:10,560. The second edition of County Series maps dates from circa 1900, and the third circa 1930.

A search through Sitescope Environmental will reveal the location of identified potentially contaminative past land uses, the map edition(s) on which the uses were identified, the scale of the maps, and the categories (see below) of potentially contaminative use identified.

Where a feature appears in multiple map editions, the position supplied is taken from the most recent map edition. It may be appropriate to refer to the source historic map to establish the maximum extent of the identified feature (e.g. the original size of an infilled quarry).

Hazardous Substance Consents

Details of consents granted under the Planning (Hazardous Substances) Act 1990, as reported annually to the Department of the Environment, Transport and the Regions and the Welsh Office in respect of data for England and Wales respectively.

Domestic Flood Risk

Coastal and river flood risk data are compiled by Dr. J.C. Doornkamp. The data are supplied to Catalytic Data by Dr. Doornkamp and reproduced under licence.

The Domestic Flood Risk data estimates, at postcode sector level, the risk to domestic properties resulting from the coincidence of flood hazard and the vulnerability of the domestic properties within a postcode sector. Factors considered in estimating flood risk include:

location characteristics (elevation data, ground profile, soil types and land drainage, for example);

statistical analyses of past river flood levels;
analyses of available historical estuarine and coastal flood records.

It should be noted that local flood defences may affect judgements made in this flood risk assessment data.

The dataset indicated that the site was located in a postcode sector where there was no known risk of flooding.

The dataset indicated that the site was in an area where 10 out of 271 postcodes are in a flood plain and there was a very low risk of foundation damage to domestic properties due to subsidence.

Domestic Subsidence Risk

Subsidence risk data are compiled by Dr. J.C. Doornkamp. The data are supplied to Catalytic Data by Dr. Doornkamp and reproduced under licence.

The Domestic Subsidence Risk data estimates, at postcode sector level, the risk to domestic properties resulting from the product of subsidence hazard and the vulnerability of the domestic properties within a postcode sector. Factors assessed in estimating subsidence risk include:

the existence in the locality of clays that exhibit swell-shrink properties in relation to changes in moisture content; the general tendency of particular ground materials to become unstable under wetting or drying conditions;
the general tendency of particular ground materials to become unstable under wetting or drying conditions; the existence in the locality of complex ground (a house that sits partly on clay and partly on sandstone, for example, may experience deformation in the clays but not in the sandstone, setting up an additional strain between the two parts of the dwelling); the existence of known landfills, and areas of landslip and certain limestones.

No attempt has been made to assess factors such as the presence of trees, or the age of a building or the nature of its foundations.

The datasets indicated that there was a very low risk of foundation damage to domestic properties within the postcode sector.

Pollution Incidents to Controlled Waters

Details of substantiated and unsubstantiated incidents to controlled waters recorded by the Environment Agency. The information is supplied to Catalytic Data by the Environment Agency who holds it on behalf of the Secretary of State for the Environment in accordance with the Water Resources Act 1991 (as amended or prescribed by Statutory Instrument or other notice).

Under the Environment Act 1995, the Environment Agency is charged with preventing deterioration in water quality and seeking its improvement; it has a duty to promote, as it considers desirable, the conservation and enhancement of the water environment.

Discharges to the watercourse are regulated by the Environment Agency under either the Integrated Pollution Control system or the Discharge Consents system. In both cases consents are granted to operators subject to conditions within which the process must be operated.

Pollution incidents to controlled waters, which may result from a major breach of the conditions of the consent or authorisation, are classified into 4 categories: Category 1 (Major) Incidents; Category 2 (Significant) Incidents; Category 3 (Minor) Incidents; and Category 4 (Unsubstantiated) Incidents. In its annual report for the

fiscal year 1997/98, the Environment agency reported that a total of 19,571 substantiated Water Quality pollution incidents during 1997, of which 194 were Category 1 (Major) Incidents. The features of events included in each of these categories are summarised below.

Category 1 (Major) Incidents

These involve one or more of the following circumstances:

Persistent effect on Water Quality:	potential or actual persistent effect on water quality or aquatic life due to a discharge or spillage to controlled waters of any substance which is likely to have a persistent impact on the use or quality of that water.
Closure of abstraction:	closure of a potable water, industrial or agricultural abstraction necessary due to a pollutant either having reached or approaching that intake or abstraction borehole.
Extensive fish mortality:	a fish mortality in excess of 100 fish of any notable species.
Excessive breaches of Consent Conditions:	a major or repeated failure of an effluent treatment plant which results in an excessive contravention of consent conditions together with a readily observable impact on the receiving water.
Instigation of remedial measures:	the instigation of extensive remedial measures by the Agency or other organisations either to forestall pollution or to alleviate the effect of a pollution incident e.g. deployment of heavy plant, fish rescue equipment or major oil containment and recovery equipment etc, so as to prevent the incident having a major effect on water quality.
Effect on amenity value:	significant adverse effect on an important recreational activity or event in controlled waters.
Effect on conservation:	significant adverse effect on a designated Site of Special Scientific Interest or other site of particular conservation importance.

Category 2 (Significant) Incidents

These involve one or more of the following circumstances:

Notification of abstractors:	potential or actual impact on water quality that necessitates notifying either surface water abstractors downstream of the incident location or groundwater abstractors in the vicinity of the discharge point.
A significant fish mortality:	a fish mortality of between 10 and 100 fish of any notable species. The lower limit of 10 fish can be reduced if the fish affected are of a species of particular importance to the waters affected e.g. adult migratory salmonids.
Effect on invertebrate life:	a readily observable effect on invertebrate life.
Water unfit for stock watering:	the water quality has been judged to be unfit for stock watering (and the Agency has advised those farmers accordingly).

Bed of watercourse contaminated:	the bed of the watercourse is heavily contaminated by fungal/bacterial growths, sewage debris or particulate matter.
Reduction in amenity value:	Aesthetic quality significantly affected in terms of appearance or odour so as to affect amenity value of downstream users, e.g. anglers or canoeists.

Category 3 (Minor) Incidents
These involve one or more of the following circumstances:

Notification of abstractors not necessary.

A fish mortality of less than 10 fish of any species not of particular importance to the waters affected.

No readily observable effect on invertebrate life.

Water has not been rendered unfit for stockwatering.

Bed of watercourse only locally contaminated around point of discharge.
Minimal environmental impact and amenity only marginally affected.

Category 4 (Unsubstantiated) Incidents
These are reported pollution incidents which, upon investigation, prove to be unsubstantiated i.e. no evidence can be found of a pollution incident having occurred. The Environment Agency maintains these records as cumulatively they represent a significant demand on resources.

NIHHS Sites

Notifications to the Health & Safety Executive of installations handling hazardous substances, in accordance with the Notification of Installations Handling Hazardous Substances (NIHHS) Regulations 1982.

Abstraction Licences

Details of abstraction licences issued by the Environment Agency (and its predecessor, the National Rivers Authority). The information is supplied to Catalytic Data by the Environment Agency who holds it on behalf of the Secretary of State for the Environment in accordance with the Water Resources Act 1991 (as amended or prescribed by Statutory Instrument or other notice).

About half of the present demand for water is for water to be put into public supply. The water resources which have been developed to meet this demand are highly integrated and in many cases involve a combination of water drawn from rivers, underground aquifers, and reservoirs. However, the total available water resources in a particular year is not directly related to that year's rainfall. Also, excessive abstraction of water causes the risk of unacceptably low flows in rivers. The rate of abstraction of water therefore has to be carefully managed.

Under the Water Resources Act 1991, the Environment Agency has a duty to take action, as and when it considers necessary, in order to conserve, re-distribute, or otherwise augment water resources in England and Wales, and to secure the proper use of water resources. The Agency may also draw up provisions for determining minimum acceptable flows, or minimum volumes, in inland waters which the Secretary of State may, or may not, then approve.

Parties wishing to abstract water must apply to the Environment Agency for a licence in accordance with the Water Resources Act. Certain "licences of right" were granted under the Water Resources Act 1963, which legalised pre-existing abstractions without reference to their environmental impact.

The data underlying this data set is the register of abstraction licences and applications maintained by the Environment Agency under section 189 of the Water Resources Act 1991 and prescribed by SI No.534 The Water Resources (Licences) Regulations 1965 (since 1 April 1965).

Discharge Consents

Details of consents issued by the Environment Agency (and its predecessor, the National Rivers Authority) to discharges to the watercourse from non-IPC processes. The information is supplied to Catalytic Data by the Environment Agency who holds it on behalf of the Secretary of State for the Environment in accordance with the Water Resources Act 1991 (as amended or prescribed by Statutory Instrument or other notice).

Under the Environment Act 1995, the Environment Agency is charged with preventing deterioration in water quality and seeking its improvement; it has a duty to promote, as it considers desirable, the conservation and enhancement of the water environment.

If a process is regulated by Integrated Pollution Control (IPC), then this will include its water discharges. If not, discharges to rivers by that process are regulated by the Environment Agency using the discharge consents system under the Water Resources Act 1991. In considering whether to grant permission to the discharge of a defined amount of pollution into the watercourse, the Environment Agency takes into account (i) whether statutory water quality objectives will be met; (ii) any likely deterioration in water quality downstream; and (iii) possible effects on other uses of water downstream. The Environment Agency will attach conditions to the consent, including absolute limits on the discharge quantity; steps to be taken to minimise the polluting effects; and sampling facilities and records to be maintained.

The discharge consents system does not apply to trade effluent discharges to sewers. Such discharges are usually regulated by the sewerage undertaker. If, however, the process is already regulated under IPC or the effluents contain certain chemicals or are from certain processes (see Water Industry Referrals) they will be regulated by the Environment Agency.

Landfill Sites

Information on boundaries of licensed landfill sites and licence details. This information is supplied to Catalytic Data by the Environment Agency who holds it in accordance with section 64 of the Environmental Protection Act 1990 (Part II) (as amended or prescribed by Statutory Instrument or other notice), and previously under the Control of Pollution (Special Waste) Regulations 1980.

A major pressure on the environment arises from the wastes produced as a by-product of industrial and domestic activities. The Environment Agency is responsible for regulating the treatment, storage and disposal of controlled wastes, which consist of industrial, household, and commercial waste but excludes mine and quarry wastes, wastes from premises used for agriculture, sewage sludge (except that disposed to landfill), radioactive waste and explosives.

Household, commercial and industrial wastes are specifically defined under the (Controlled Waste) Regulations (SI 1992, No 588). Special waste is any controlled waste consisting of, or contaminated with, substances which make it 'dangerous to life' as defined in the Control of Pollution (Special Waste) Regulation 1980 (SI 1980, No 1709).

By far the greatest proportion of controlled waste (excluding sewage sludge and dredged spoils) in the UK is currently sent to landfill. Landfill is regarded as the only option for some inert wastes and for wastes that are difficult to burn or recycle. However, landfills have the potential to release chemicals into surface and underground water, and soil, and to generate significant quantities of methane, which is a "greenhouse gas". Some 45% of the total methane emissions in the UK are estimated to arise from landfills. After landfilling, the land may retain contaminants and be unsuitable for some uses.
Other relevant data sets

See also the following landfill, and waste-related data sets:

Data Set	Data Provider
Non-operational Scrapyards	Technos Limited
Non-operational Waste Processing Sites	Technos Limited
Operational Landfill Sites	Technos Limited
Operational Scrapyards	Technos Limited
Waste Processing Sites	Technos Limited
Non-operational Landfill Sites	Technos Limited

Water Industry Referrals

Applications for consent to discharge Special Category Effluents to public sewers referred to the Environment Agency. The geo-coded data are supplied to Catalytic Data by the Environment Agency and reproduced in accordance with its authorised reseller licence.

Companies wishing to discharge effluents into a sewer must first obtain authorisation from the operator of the relevant sewers and sewage treatment works. Applications for authorisation must include details of the effluent, the quantity to be discharged per day and the highest discharge rate required. The discharge consent may impose conditions on rate, quantity and composition of the effluent, as well as details of required inspection chambers, meters and effluent testing facilities.
If a process is already regulated by Integrated Pollution Control (IPC), then this authorisation will also cover its discharges to sewers, although the permission of its sewerage undertaker is also necessary.

If the effluent contains certain "Special Category Effluents", the sewerage undertaker must obtain authorisation to the discharge from the Environment Agency. The Environment Agency may impose conditions on such authorisation. It is these authorisations and conditions that underlie this data set.

River Quality

Data from river quality surveys undertaken by the Environment Agency in 1995-96. The geo-coded data are supplied to Catalytic Data by the Environment Agency and reproduced in accordance with its authorised reseller licence.

The Environment Agency's powers to regulate the environment derive from European Directives and domestic legislation such as the Environment Act 1995. Environmental Quality Standards (EQS) are set in certain water quality EC Directives. For example, the Freshwater Fish Directive contains statutory EQS which apply to all waters designated as salmonid or cyprinid fisheries. There are also statutory EQS for the control of dangerous substances discharged into water, and standards for water quality at the point of abstraction for drinking.

The Environment Agency regulates discharges of sewage and industrial effluent into the aquatic environment through the issue of consents. Also, River Quality Objectives (RQOs) are assigned to rivers and canals, in accordance with the River Ecosystem Classification Scheme. The Agency has an extensive sampling programme by which it monitors compliance against consents and against RQOs. In its 1997/98 annual report, the Environment Agency reported that a total of 432,267 water quality samples had been taken and analysed during the period.

The GQA data classifies the water quality in 6 grades (from very good to bad) in accordance with its chemical composition, which was measured in terms of concentrations of dissolved oxygen, biological oxygen demand ("BOD"), and ammonia. These are considered to be indicative of basic chemical quality, as the major sources of pollution in UK rivers are wastewater discharges and rural land run-off containing organic matter.

Other data include: ecological quality index; flow rates; chemistry and biology upgrades; phosphate and nitrate levels; and estimated population within 300m and 600m.

Prosecutions & Enforcements (IPC)

Details of actions taken by the Environment Agency to enforce terms and conditions attached to consents issued in respect of regulated industrial processes emitting discharges direct to land, water or air. This information is supplied to Catalytic Data by the Environment Agency who holds it in accordance with the Environmental Protection Act 1990 (as amended or prescribed by Statutory Instrument or other notice).

All major solid, liquid and gaseous emissions to air, land and water from larger and more polluting industrial processes must first receive consent from the Environment Agency in accordance with the Integrated Pollution Control (IPC) system.

If the Environment Agency believes that the conditions of an authorisation have been breached it can serve an enforcement notice on the operator which requires the situation to be remedied within a specified period. If it is believed that the situation involves an "imminent risk of serious pollution of the environment", a prohibition notice may be served, requiring immediate closure of the process. It is an offence to operate a prescribed process without an authorisation, or to contravene conditions of an enforcement notice without reasonable excuse.

This data set includes details of the operator name and location, the type of action taken and the timetable of the action.
Chemical Release Inventory

Data on releases of prescribed substances by major industrial installations authorised in accordance with Integrated Pollution Control.

This information is supplied to Catalytic Data by the Environment Agency who holds it in accordance with the Environmental Protection Act 1990 (Part II) (as amended or prescribed by Statutory Instrument or other notice).

Industrial installations release millions of tonnes of chemicals each year into the environment through chimneys, outfall pipes, sewers, leaked accidentally or produced as solid waste.

Operators of the most potentially polluting processes (Part A processes) must apply for prior authorisation from the Environment Agency under the Integrated Pollution Control (IPC) system. For more background information on IPC, see Integrated Pollution Control.

Operators of authorised processes must report to the Environment Agency how much of certain chemicals have been released into the environment on an annual basis (between January and March). Details of the substances authorised, the annual limits imposed, the amounts actually released and the amount of any unauthorised releases (in excess of the annual authorised limit) comprise the Chemical Release Inventory (CRI). The first CRI was prepared by HMIP (the predecessor to the Environment Agency) in 1993.

IPC (Integrated Pollution Control) Authorisations

Details of authorisations issued by the Environment Agency in respect of regulated industrial processes emitting discharges direct to land, water or air. This information is supplied to Catalytic Data by the Environment Agency who holds it in accordance with the Environmental Protection Act 1990 (as amended or prescribed by Statutory Instrument or other notice).

Integrated Pollution Control (IPC) covers all major solid, liquid and gaseous emissions to air, land and water from larger and more polluting industrial processes. The Environmental Protection (Prescribed Processes and Substances) Regulations 1991 (as amended) introduced two categories of processes with separate control systems:

major industrial (Part A) processes which are controlled under IPC by the Environment Agency; and

generally less polluting (Part B) processes where emissions to air alone are subject to a system of local authorities pollution control (LAAPC).

Data under this regime is not included within Sitescope Environmental.

IPC was introduced progressively from 1 April 1991 and applies throughout England and Wales. IPC requires operators of the most potentially polluting processes ('prescribed processes') to apply for prior authorisation from the Environment Agency. Part A prescribed processes include cement works, petrochemical plants, pharmaceutical plants and power stations.

Applications for authorisation under IPC must consider the total impact of all releases to air, water and land. The operator has to advertise the fact that an application has been made. In granting authorisations, the Agency has a duty to include conditions which ensure that the operator will use the best available

techniques not entailing excessive cost (BATNEEC) to minimise or prevent releases of certain substances and to render such substances harmless.

Authorised process operators are required to lodge annual emission reports with the Environment Agency. These reports provide data on the quantity of a number of prescribed substances, including radioactive substances, released in the previous year and the medium to which it was released.

Radioactive Consents

Details of consents issued by the Environment Agency in respect of the keeping, accumulation or disposal of radioactive material. This information is supplied to Catalytic Data by the Environment Agency who holds it in accordance with Radioactive Substances Act 1993 (RSA 93) (as amended or prescribed by Statutory Instrument or other notice).

RSA 93 consolidated previous legislation (the 1960 Act and amendments) relating to the control of radioactive materials. RSA 93 provides that no radioactive material shall be kept or used unless registration is granted under sections 7 or 10 of the Act; nor can radioactive material be accumulated or disposed of unless it is authorised under section 13 or 14. The Environment Agency is the regulatory authority responsible.

Registered sites are known as RAS sites and fall into four categories:
Complex (from a regulatory perspective) nuclear sites subject to licensing under Section 1 of the Nuclear Installations Act 1965 (mainly power stations).
Less complex (from a regulatory perspective) nuclear sites subject to licensing under Section 1 of the Nuclear Installations Act 1965 (again, mainly power stations).

Non-nuclear sites registered/authorised under Section 13 or Section 14 of the Act to accumulate and/or dispose of radioactive waste.

Non-nuclear sites registered/authorised under Section 7 of the Act to keep and use radioactive material, or under Section 10 to keep and use mobile radioactive substances including for use in tracer testing.

This register is not required to include details of sites for which either no nuclear licence is for the time being in force, or thirty years have elapsed since the expiration of the last licensee's period of responsibility.

Non Operational Landfill

Information on non- operational landfill sites extracted from over 23,000 records of waste management licences in England, Wales and Scotland, as collated by Technos Limited (previously Aspinwalls) in its Sitefile database.

Non Operational Scrapyards

Information on non-operational scrapyards extracted from over 23,000 records of waste management licences in England, Wales and Scotland, as collated by Technos Limited (previously Aspinwalls) in its Sitefile database.

Non Operational Waste Treatment Sites

Information on non-operational waste processing sites extracted from over 23,000 records of waste management licences in England, Wales and Scotland, as collated by Technos Limited (previously Aspinwalls) in its Sitefile database.

Operational Landfill Sites

Information on operational landfill sites have been recorded by Technos Limited.

Operational Scrapyards

Information on operational scrapyards extracted from over 23,000 records of waste management licences in England, Wales and Scotland, as collated by Technos Limited (previously Aspinwalls) in its Sitefile database.

Current Industrial Uses

Industrial uses identified from the 1995 Ratings List compiled by the Valuation Office Agency (VOA), as supplied by the VOA to local authorities responsible for the billing and collection of business rates ("Billing Authorities"). Catalytic Data has geo-coded the data and processed it to extract all identified industrial uses.

Petrol and Fuel Sites

Details of petrol and fuel sites uses identified from the 1995 Ratings List compiled by the Valuation Office Agency, as supplied by the VOA to local authorities responsible for the billing and collection of business rates.

Sites of Special Scientific Interest

Sites notified under section 28 of the Wildlife and Countryside Act 1981 (as amended). The data for England and Wales are supplied to Catalytic Data by English Nature and the Countryside Council for Wales respectively.

Sites of Special Scientific Interest (SSSIs) are selected because of their flora, their fauna, or their geological or physiographical features. Parties notified include the site's owner(s) and occupier(s), local planning authorities, appropriate water and sewerage companies, and the Secretary of State (Environment) or the Secretary of State for Wales. The notification of SSSIs is also registered with the Land Registry as a local land charge. As part of the notification, owner(s) and occupier(s) are informed of any operation(s) likely to damage the SSSI. They are required to give written notice of their intention to carry out a listed operation. Failure to do so, or to obtain written consent, may lead to a prosecution.

Most SSSIs are privately owned or managed. The remainder are owned or managed by public bodies such as the Forestry Commission, Ministry of Defence and The Crown Estate, or by the voluntary conservation movement. Some SSSIs are designated SPAs and Ramsar sites

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Environmental Disclosure Report

Site Description

Tintagel Road
Finchampstead
Wokingham
Berkshire
RG40 3JJ

Grid Reference: 480500E 165650N

Reference

Customer

Soils Limited

Newton House
Cross Road
Tadworth
Surrey
KT20 5SR

Sitescope environmental

Search Criteria and Result Summary

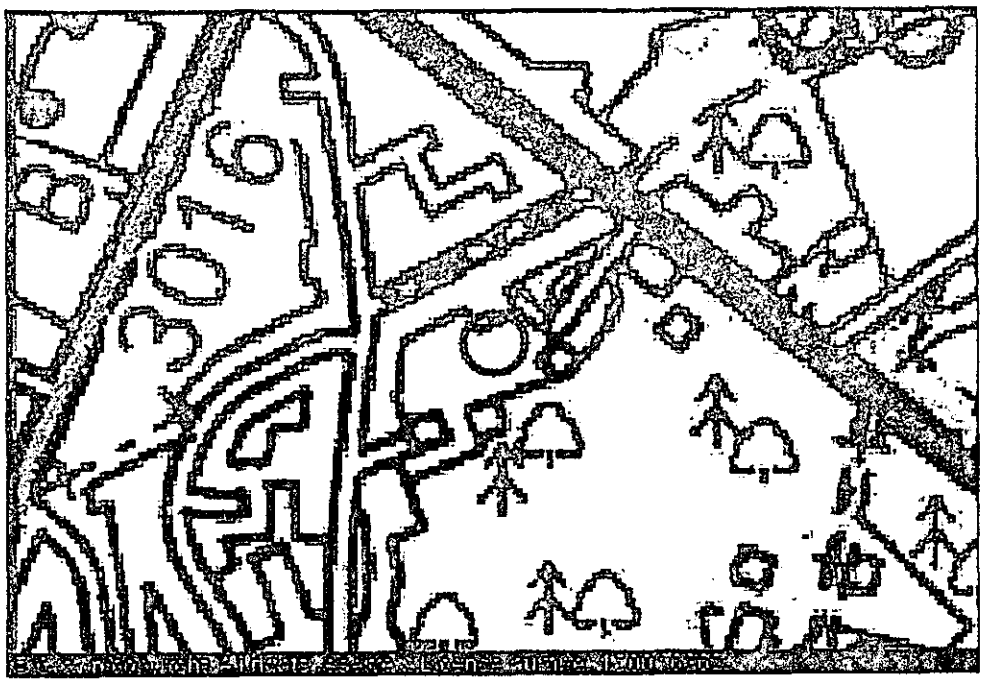
Data Set	Postcode	Records found in each search band 0 - 250m	251 - 500m	501 - 1000m	1001 - 2000m
AEA Technology					
Air Quality	–	1	2	4	7
British Geological Survey					
1:250,000 Solid Geology	–	1	2	3	4
Borehole Index	–	0	0	0	25
Landfill Survey	–	0	0	1	1
Landslip	–	0	0	0	0
Mines and Quarries Survey 19	–	0	0	0	0
Natural Subsidence	–	–	–	–	–
Radon Protection Measures	–	–	–	–	–
Shallow Mining	–	–	–	–	–
Coal Authority					
Coal Fields	–	0	0	0	0
ContamiCheck					
Historical Industrial Landuse	–	0	3	(5)	(3)
IPC Part B Authorisations	–	0	0	0	0
Countryside Agency					
Areas of Outstanding Natural B	–	0	0	0	0
National Parks	–	0	0	0	0
Dept of the Environment, Transport & Regions					
Hazardous Substance Consent	–	0	0	0	0
English Nature					
National Nature Reserves	–	0	0	0	0
RAMSAR Sites	–	0	0	0	0
Sites of Special Scientific Inter	–	0	0	0	0
Special Areas of Conservation	–	0	0	0	0
Special Protection Areas	–	0	0	0	0
Environment Agency					
Abstractions Licences	–	0	0	0	2
Chemical Release Inventory	–	0	0	0	0
Current Landfill	–	0	0	0	0
Discharge Consents	–	0	2	4	43
Flood Risk	–	0	0	1	1
Former Landfill	–	0	0	0	1
IPC Authorisations	–	0	0	0	0
Pollution Incidents	–	0	2	2	6
Prosecutions & Enforcements	–	0	0	0	0
Radioactive Consents	–	0	0	0	0
River Quality Survey	–	0	0	1	1
Scrapyards	–	0	0	0	0
Waste Treatment Sites	–	0	0	0	0
Water Industry Referrals	–	0	0	0	0
Groundwater					
Groundwater Vulnerability	–	1	2	3	5

Health and Safety Executive					
CIMAH Sites	–	0	0	0	0
NIHHS Sites	–	0	0	0	0
Ministry of Agriculture, Fisheries and Food					
Environmentally Sensitive Area	–	0	0	0	0
Nitrate Sensitive Areas	–	0	0	0	0
Nitrate Vulnerable Zones	–	0	0	0	0
National Radiological Protection Board					
Radon Risk	–	1	1	1	1
Sitescope					
Current Industrial Land Use	–	0	0	0	6
Fuel Sites	–	0	0	0	1

Figues in parentheses are for search bands where no detailed information was requested

Natural Subsidence

Records within 1001 - 2000m



Natural Subsidence

Records within 1001 - 2000m

Postcode	RG40 3JJ
Natural Subsidence	There is a very low overall risk of foundation damage to properties from natural subsidence hazards, breaking down into the following 5 hazards:
Swelling Clays	Swelling clays are assessed to be very low hazard. Swelling clays can change volume due to variation in ground moisture. This can cause ground movement, particularly in the upper 2 metres of the ground that may affect foundations. Ground moisture variations can relate to a number of factors, including weather variations (annual or longer term), vegetation effects (particularly growth or removal of trees) and man-made activity.
Compressible Ground	Compressible ground is assessed to be very low hazard. Certain types of ground, such as that developed beneath river plains, can contain very soft layers or pockets. These can compress under the weight of overlying structures, such as buildings, resulting in progressive depression of the ground and disturbance of foundations.
Gulls and Cambering	Gulls and cambering is assessed to be very low hazard. Plateau edges above steep landslipped slopes can become unstable and 'bend', or 'camber', downwards causing the ground to develop cracks called 'gulls'. This can cause localised problems for building foundations.
Landslip	Landslip is assessed to be very low hazard. Particular types of slopes can become unstable under certain circumstances, causing down-slope movement of the ground and disruption to buildings. A combination of factors, including, amongst others, the rock type, the presence of excess water (natural or relating to man-made activity), the angle of the slope, and construction work (e.g. cuttings or embankments) can all contribute.

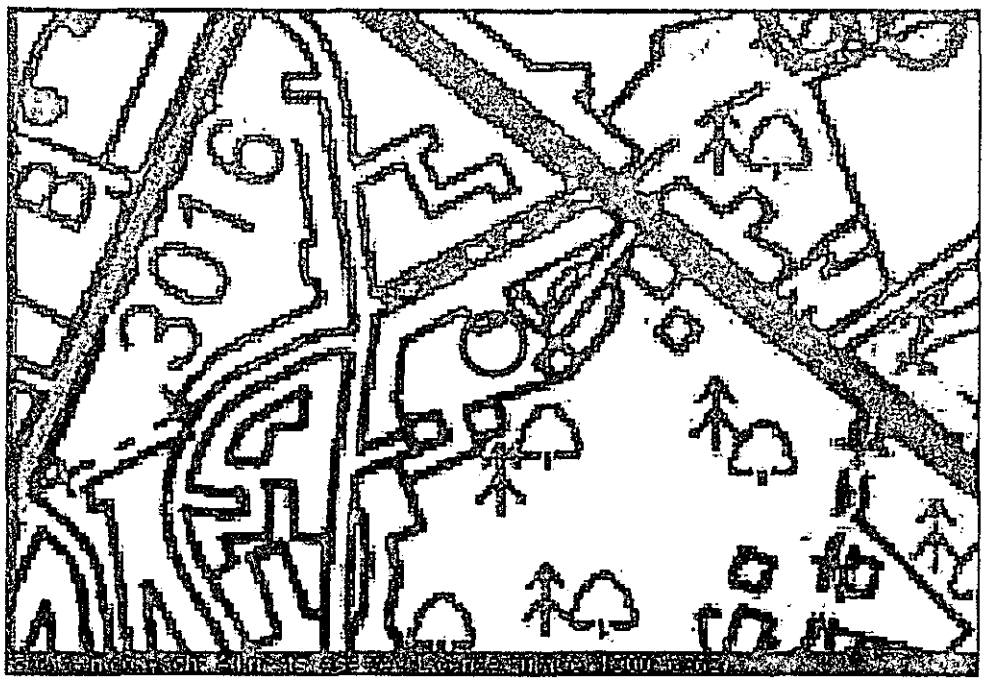
Natural Subsidence

Records within 1001 - 2000m

Ground Dissolution	Ground dissolution is assessed to be very low hazard. Some types of bedrock can contain layers of material that can dissolve within ground water. This can cause underground cavities to develop that, with time, can reach the surface and cause significant ground movement, such as the development of collapse hollows that can directly impinge on buildings.
Natural Subsidence	There is very low risk of foundation damage to properties from natural subsidence hazards.
Natural Subsidence	No

Radon Protection Measures

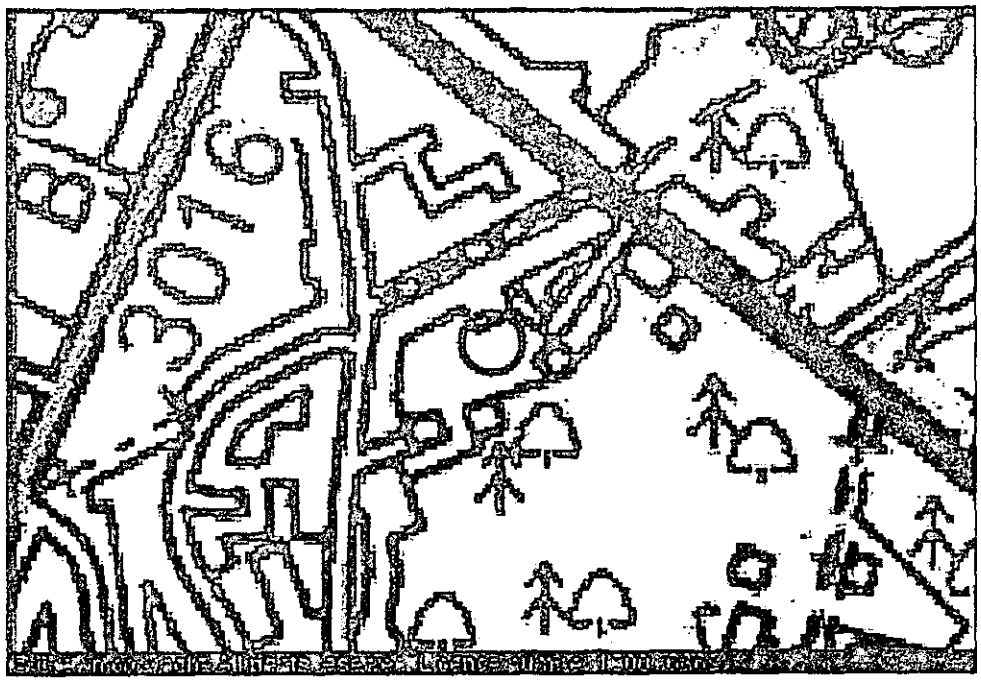
Records within 1001 - 2000m



Postcode	RG40 3JJ
Protection Measures Required?	No

Shallow Mining

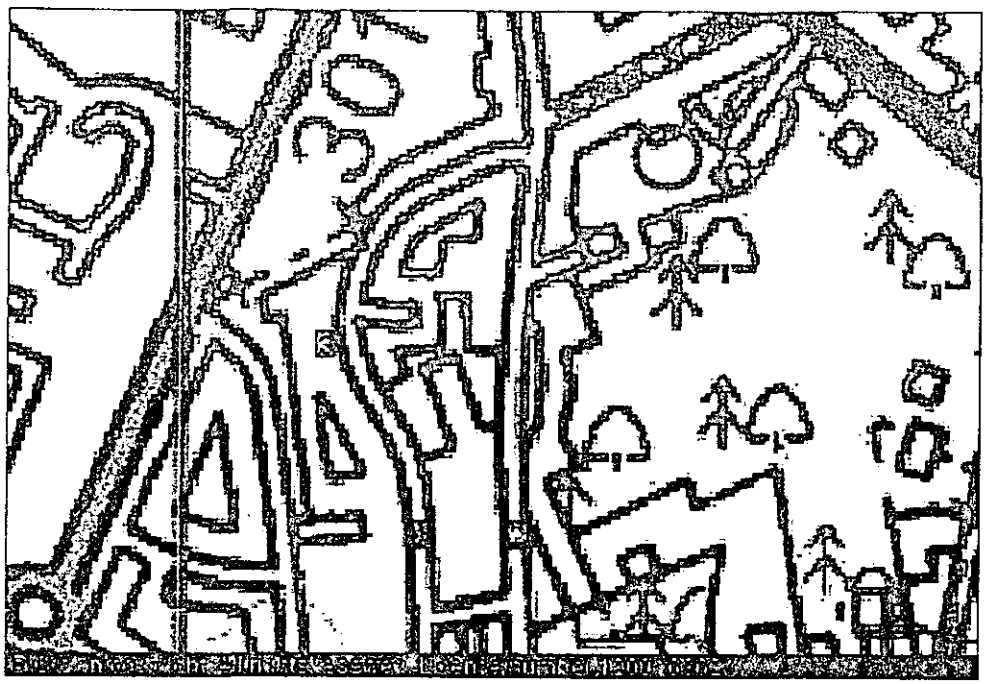
Records within 1001 - 2000m



Postcode	RG40 3JJ
Shallow Mining	The risk of shallow mining is assessed to be very low.
Shallow Mining	No

Historical Industrial Landuse

Records within 251 - 500m



Map ID	1
Grid Reference	480250E 165250N
Direction	South-West
Current Map Reference	SU 802 652
Map Edition	OS County Series Survey
Scale of Map	6"
Use Recorded	Chalk / Clay / Cement / Concrete / Mortar Works / Mills / Pits Brickfield / Brickyard Timber Yard / Saw Mills / Wood Works / Veneer Works

Map ID	2
Grid Reference	480350E 165250N
Direction	South
Current Map Reference	SU 803 652
Map Edition	OS County Series Survey
Scale of Map	6"
Use Recorded	Chalk / Clay / Cement / Concrete / Mortar Works / Mills / Pits Brickfield / Brickyard Timber Yard / Saw Mills / Wood Works / Veneer Works

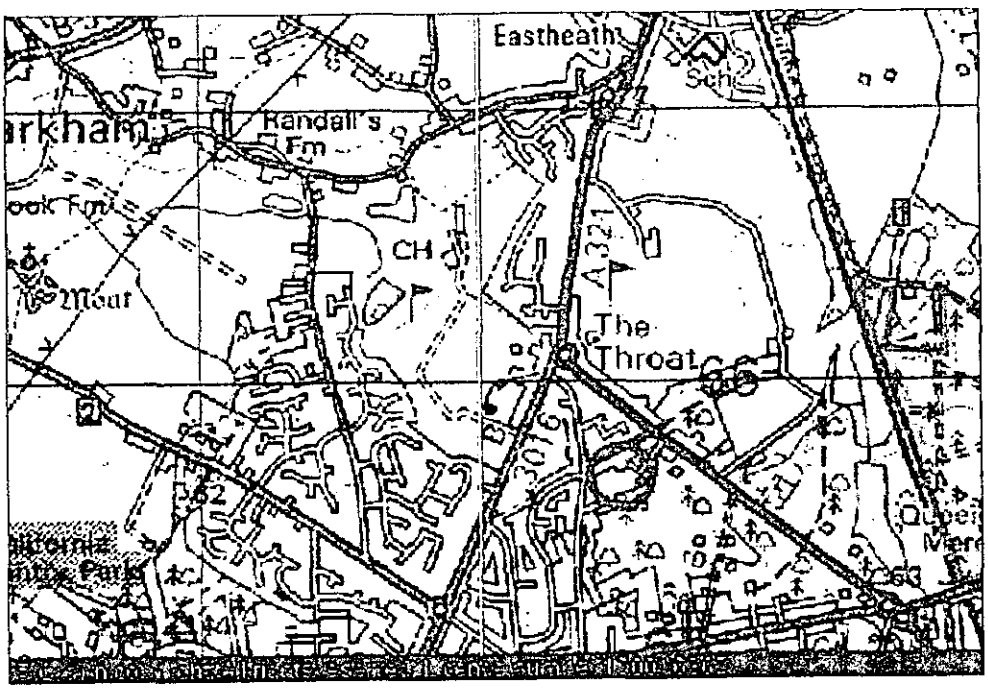
Historical Industrial Landuse

Records within 251 - 500m

Map ID	3
Grid Reference	480150E 165450N
Direction	South-West
Current Map Reference	SU 801 654
Map Edition	3rd OS County Series Revision
Scale of Map	6"
Use Recorded	Gravel / Sand Pits / Works / Earth Works
Map Edition	OS National Grid Survey
Map Scale	6"
Use Recorded	Gravel / Sand Pits / Works / Earth Works

Abstractions Licences

Records within 1001 - 2000m



Map ID	1
Grid Reference	481500E 166600N
Direction	North-East
License Number	28/39/24/0194
Operator	Hall Hunter Partnership
Location	Birchin Inhams Farm, Wokingham,
Abstraction Purpose	Spray irrigation
Abstraction Status	Not Stated
Aquifer	Not stated
Abstraction Source	Non-tidal
License Date	-
Expiry Date	-
Activity Type	Not stated
Daily Rate (m3)	327
Annual Rate (m3)	34096
Region	Thames Region
Date Stamp	31 December 1998

Abstractions Licences

Records within 1001 - 2000m

Map ID	2
Grid Reference	478600E 165900N
Direction	West
License Number	28/39/24/0065
Operator	D Seal
Location	Model Farm, Barkham
Abstraction Purpose	Agricultural
Abstraction Status	Not Stated
Aquifer	Not stated
Abstraction Source	Bracklesham Beds
License Date	-
Expiry Date	-
Activity Type	Not stated
Daily Rate (m3)	3
Annual Rate (m3)	100
Region	Thames Region
Date Stamp	31 December 1998

Appendix B
Site Testing

Excavation Method

The trial pits were dug using a rubber tyred JCB type excavating machine. The depth of the investigation was limited to a maximum dig depth of the machine, approximately 3.0 - 3.5 metres.

Sampling

1. Disturbed Samples

Representative samples of the different strata encountered are taken from the trial pits and placed in jars with tight-fitting lids. These samples are examined for soil description.

2. Undisturbed Core Samples

Samples of cohesive soils are taken in 38mm diameter sample tubes driven into the ground by hand. The samples are thus obtained in a relatively undisturbed condition. The sample tubes are sealed with wax and capped to minimise moisture content changes prior to testing in the laboratory.

3. Bulk Samples

Bulk samples of cohesionless soils are taken, the amount being dependent on the grading of the soil. The samples are placed in stout plastic bags to prevent loss of the fine fraction.

The following plates are attached and complete in this Appendix:

Legends and Keys to Test Holes.
Test Hole Logs.

Site Sampling

U	100mm thick-walled driven sampler. Blow counts shown under "U"
J	Small disturbed soil sample
B	Bulk disturbed soil sample
W	Water sample

Site & Laboratory Tests

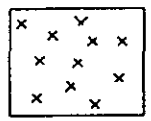
V 240	Vane test with cohesion (kPa)
H 240	Pocket penetrometer reading approx cu/2

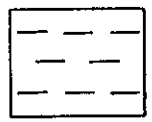
Penetration Tests

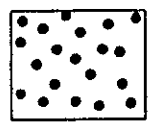
C	Cone penetration test blows per 75mm increment
P	Standard penetration test blows per 75mm increment
275 50	Partial penetration with penetration achieved over total blow counts

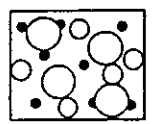
Key To Legends On Logs.

Composite soil types e.g. silty clay shown as combined legend


Silt


Clay


Sand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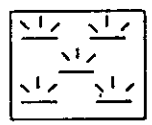
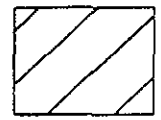
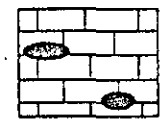
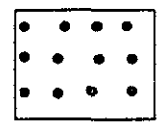

Peat


Void


Made Ground


Chalk


Siltstone


Sandstone

Borehole and Trial Pit Key

SOILS LIMITED

SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth m	Thick -ness m
.15		J	Dark brown silty fine sand (TOPSOIL)			.2	.2
.6		J	Yellow brown slightly silty slightly clayey fine SAND with occasional well graded sub-rounded to sub-angular flint gravel (PLATEAU GRAVEL)			.95	.75
1		J	Yellow brown and light grey mottled slightly clayey silty fine to medium SAND with occasional well graded sub-rounded to sub-angular flint gravel and occasional light grey clay partings becoming less clayey with depth and becoming well graded SAND (BAGSHOT BEDS)				1.85
2		J					
2.8		J				2.8	

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)
2.6	fast	1.5hrs	2.2

Key

U38 sample
Core sample
Perth/Mack Probe 150/75mm inc

Notes

Trial pit collapsing from 1.6m

PROJECT Caister, Sandhurst Road, Wokingham	DATE 05.02.02	Excavating Plant JCB
CLIENT Beckbridge Limited	REF J7288	TP 1
TRIAL PIT LOG		

SOILS LIMITED

SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth m	Thick -ness m
.2		J	Dark brown silty fine sand with rootlets (TOPSOIL)			.1	.1
.5		J	Light grey brown to black silty fine SAND (BAGSHOT BEDS)			.35	.25
1		J	Yellow brown to orange brown silty fine to medium SAND with occasional ferruginous cemented bands, occasional pockets of white fine sand and occasional light grey slightly clayey seams (BAGSHOT BEDS)			1.45	1.1
2		J	Light grey and orange brown maninated slightly clayey silty fine to medium SAND with weakly ferruginous cemented pockets (BAGSHOT BEDS)			2.2	.75
3		J	Brown grey mottled well graded SAND (BAGSHOT BEDS)			3.1	.9

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)
2.7	seep	1 hr	2.7

Key

U38 sample
Core sample
Perth/Mack Probe 150/75mm inc

Notes

PROJECT Caister, Sandhurst Road, Wokingham	DATE 05.02.02	Excavating Plant JCB
CLIENT Beckbridge Limited	REF J7288	TP 2
TRIAL PIT LOG		

Soils LIMITED

SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth m	Thick -ness m
.15		J	Dark brown silty fine sand with rootlets (TOPSOIL)			.2	.2
.5		J	Brown to orange brown slightly clayey silty fine to medium SAND with occasional well graded sub-rounded to sub-angular flint gravel (PLATEAU GRAVEL)			.7	.5
1		J	Orange brown and light grey mottled slightly clayey silty fine to medium SAND with occasional light grey fine sandy clay partings and occasional well graded sub-rounded to sub-angular flint gravel (BAGSHOT BEDS)			2.2	1.5
2		J	Grey brown silty fine to medium SAND (BAGSHOT BEDS)			3.15	.95
3		J					

Ground Water Record

Strike(m	Rate	Time(hr)	Stand(m)
3.0	fast		

Key

- U38 sample
- Core sample
- Perth/Mack Probe 150/75mm inc

Notes

PROJECT Caister, Sandhurst Road, Wokingham	DATE 05.02.02	Excavating Plant JCB
CLIENT Beckbridge Limited	REF J7288	TP 3
TRIAL PIT LOG		

Soils Limited

SAMPLING/IN-SITU TESTING			DESCRIPTION OF STRATA	STRATA			
Depth (m)	In-situ Tests	Sampling		Legend	Reduced Level	Depth m	Thick -ness m
.2		J	Grass over dark brown silty fine sand (TOPSOIL)			.3	.3
.3		J	Light brown and grey brown mottled silty fine SAND (PLATEAU GRAVEL)			.7	.4
			Yellow brown silty fine SAND with occasional well graded sub-angular to sub-rounded flint gravel			.9	.2

Ground Water Record

Strike(m)	Rate	Time(hr)	Stand(m)

Key

- U38 sample
- Core sample
- Perth/Mack Probe 150/75mm inc

Notes

PROJECT Caister, Sandhurst Road, Wokingham	DATE 05.02.02	Excavating Plant JCB
CLIENT Beckbridge Limited	REF J7288	TP 4
TRIAL PIT LOG		

soils LIMITED

Appendix C
Laboratory Testing

Sample Preparation
Samples for laboratory testing were prepared to the requirements of B.S. 1377: Part 1: 1990.

Sulphate Test
The sulphates present in the soil or ground water are determined in accordance with B.S. 1377: Part 3 Test 5. Where high total sulphate concentrations are measured the soluble sulphate concentrations are determined using a 2:1 water:soil extract.

The pH values of the soil or ground water are determined in accordance with B.S. 1377: Part 3: 1990 Test 9.

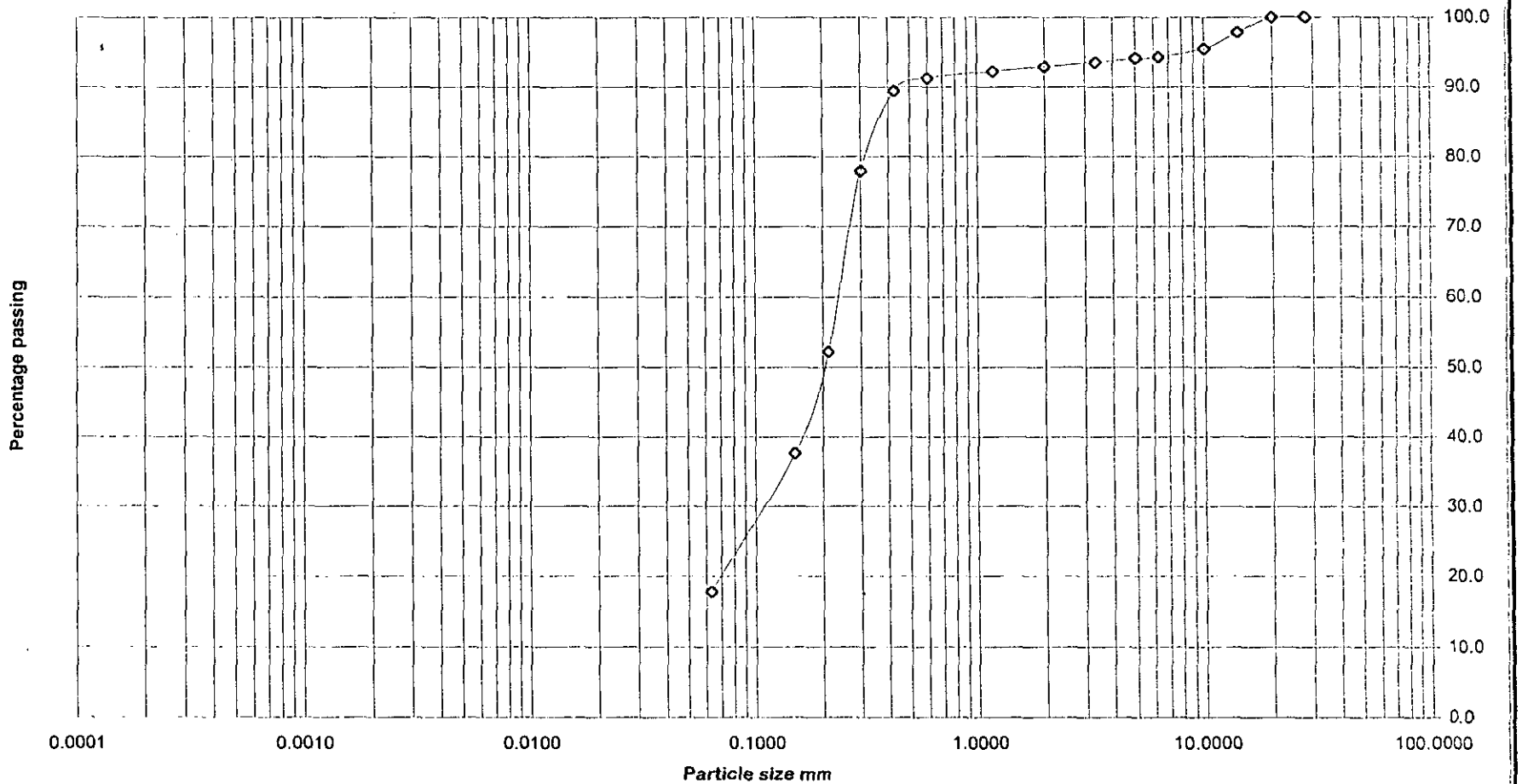
Grading Analyses
The tests were carried out in accordance with Test 8: BS1377: Part 2: 1990. The bulk sample is sub-divided by riffling to attain a suitable representative sample. If the sample contains little or no fines, it is dried and passed through a series of sieves of successively finer mesh in order to obtain the proportion of different sized particles. If fines are present within the sample, these are removed by washing through a 63 micron sieve and the remaining soil dried and sieved as described previously.

The following plates are attached, and complete this Appendix:

Laboratory Test Results

PROJECT:	**Wokingham**	Project No **J7288**	**PARTICLE SIZE DISTRIBUTION**
CLIENT:	**Beckbridge Limited**	Reference:	

Borehole No. **1** Sample No. Depth **1.00 m**



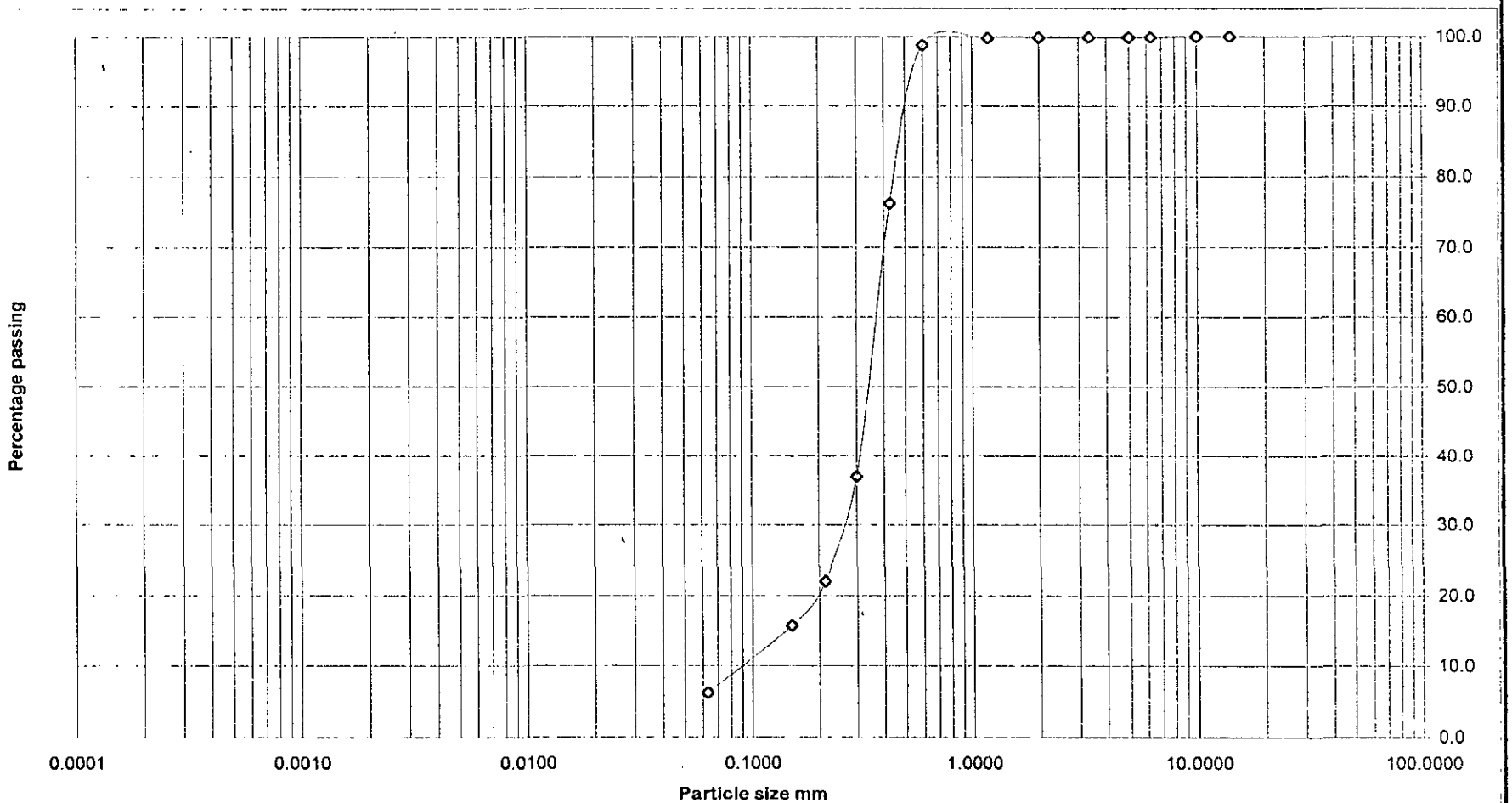
CLAY	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	COBBLES
	SILT			SAND			GRAVEL			

Visual Description:

Soils Limited

PROJECT:	**Wokingham**	Project No **J7288**	**PARTICLE SIZE DISTRIBUTION**
CLIENT:	**Beckbridge Limited**	Reference:	

Borehole No. **1** Sample No. Depth **2.00 m**



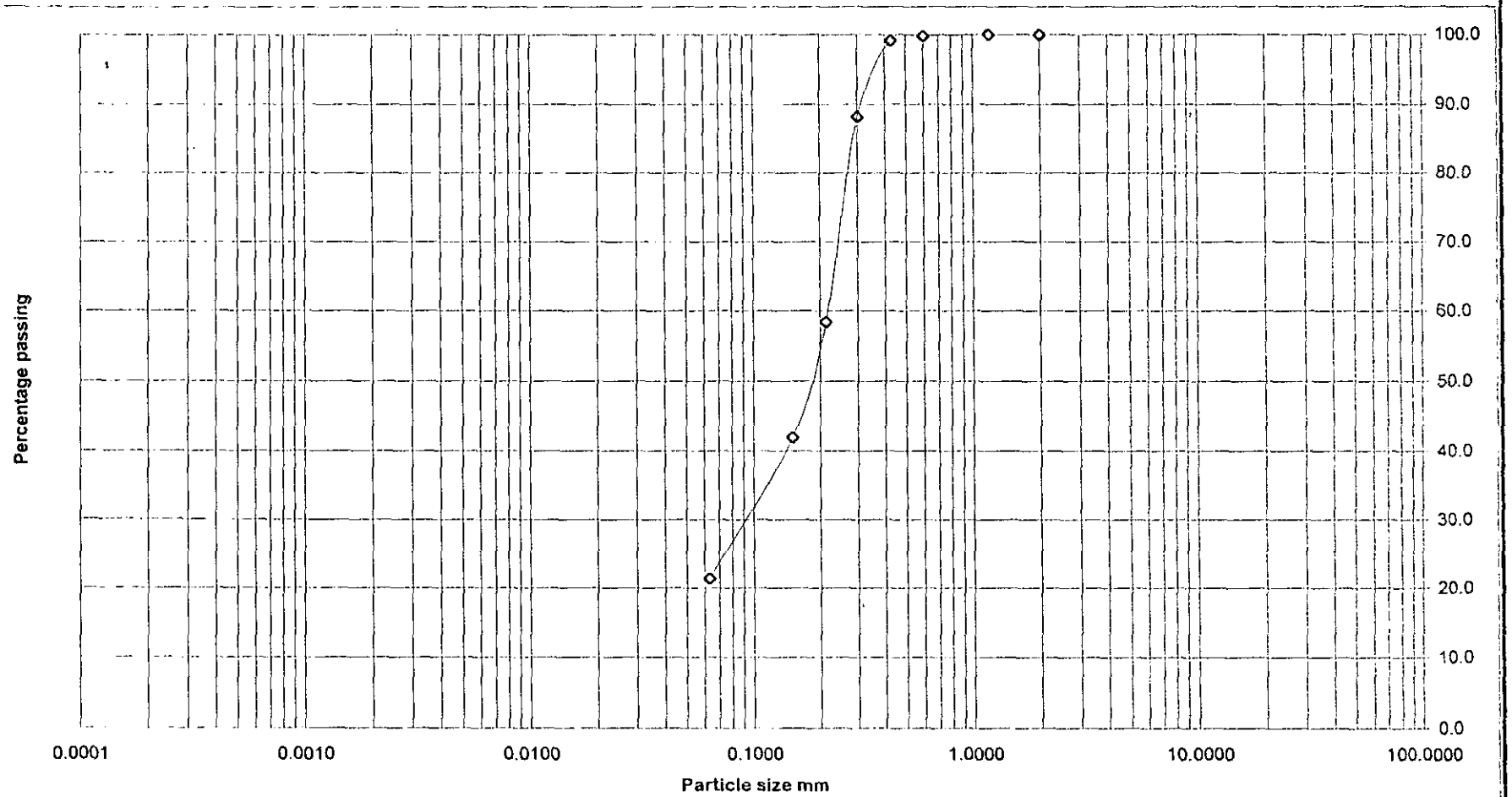
CLAY	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	COBBLES
	SILT			SAND			GRAVEL			

Visual Description:

Soils Limited

PROJECT:	**Wokingham**	Project No **J7288**	**PARTICLE SIZE DISTRIBUTION**
CLIENT:	**Beckbridge Limited**	Reference:	

Borehole No. **2** Sample No. Depth **2.00 m**



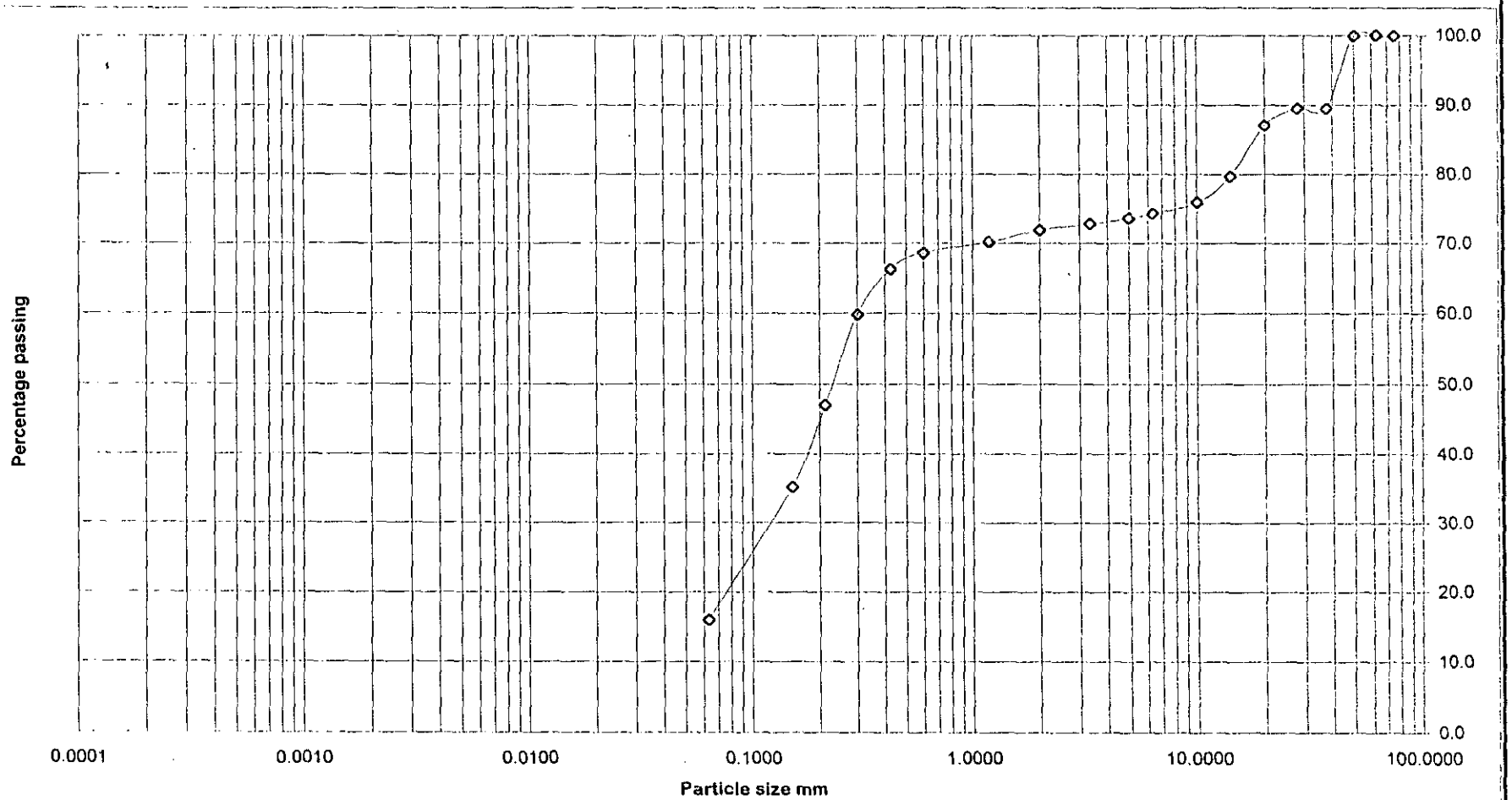
CLAY	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	COBBLES
	SILT			SAND			GRAVEL			

Visual Description:

Soils Limited

PROJECT:	Wohingham	Project No J7288	**PARTICLE SIZE DISTRIBUTION**
CLIENT:	Beckbride Limited	Reference:	

Borehole No. 3 Sample No. Depth 1.00 m



CLAY	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	FINE	MEDIUM	COARSE	COBBLES
	SILT			SAND			GRAVEL			

Visual Description:

Soils Limited

Project Name:	Wokingham	Project No: J7288	Soils Limited
Client:	Beckbridge Limited	Reference:	

Borehole No:	Sample No:	Depth m	Description	pH	Sulphate Content *
1		1.00		5.9	0.10
3		1.00		5.6	0.14

* expressed as g/l SO_4

05/03/02	**Sulphate Content of Soil and Ground Water** BS 1377 : Part 3 : Clause 5 : 1990 Determination of sulphate content of soil and ground water : gravimetric method	Approved Initials : Date :

sulphate

Appendix D
Chemical Testing

A summary of potential chemical contaminants, their effect and appropriate ICRCL and arbitrary trigger values is presented in tabular form.

pH	Neutral pH of 7, lower value for acidic and higher for alkaline conditions. Acidity in soils will yield aggressive conditions to a range of building materials and increase the plant availability of phytotoxic metals.	*ICRCL soil trigger value (threshold) pH < 5 (gardens, allotments, landscaped areas)ICRCL soil trigger value (action) pH < 3 (gardens, allotments, landscaped areas)*
Conductivity	An indicator of the amount of soluble material present.	
Chloride	High concentrations can result in chloride attack to reinforced concrete.	
Sulphate (total & water soluble)	High concentrations can result in corrosive attack to concrete. Water soluble concentration indicates presence of more aggressive compounds. Phytotoxic, with increased effect in acid soils.	*ICRCL soil trigger value (threshold) total 2000mg/kg (all uses). Revised BRE363 concentration 2400mg/kg. ICRCL soil trigger value (action) total 10000 mg/kg (gardens, allotments, landscaped areas), 50000mg/kg (buildings), no limit for hard cover.*
Sulphide	Potential for release of toxic Hydrogen Sulphide, of particular concern in confined spaces in presence of water. Cast iron piping is affected by sulphides generated by sulphur-reducing bacteria.	*ICRCL soil trigger value (threshold) 250mg/kg (all uses)ICRCL soil trigger value (action) 1000 mg/kg (all uses)*
Cyanide	Free and Simple cyanides liberate Hydrocyanic Acid Gas under acid conditions. Complex cyanides do not readily release Hydrocyanic Acid Gas but can be broken down e.g. By exposure to sunlight, to Free Cyanides. Also a hazard by ingestion.	*Free cyanide ICRCL soil trigger value (action) 500 mg/kg (all uses)Complex cyanide ICRCL soil trigger value (action) 1000mg/kg (gardens, allotments), 5000mg/kg (landscaped areas), no limit for hard cover Thiocyanate ICRCL soil trigger value (threshold) 50 mg/kg (all uses)ICRCL soil trigger value (action) no limit.*

Copper	Toxic by inhalation and ingestion of dusts and fumes of copper salts. Chronic toxicity rare. Phytotoxic with increased effect in acid soils.	*ICRCL soil trigger value (threshold) total 130g/kg (areas where plants are to be grown)Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.*
Nickel	Toxic in elemental form. Compounds toxic by skin contact and inhalation. Carcinogenic by long term inhalation. Phytotoxic with increased effect in acid soils.	*ICRCL soil trigger value (threshold) total 70mg/kg (areas where plants are to be grown)Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.*
Zinc	Zinc and compounds of very low toxicity though zinc oxide fumes are poisonous by inhalation.	*ICRCL soil trigger value (threshold) total 300mg/kg (areas where plants are to be grown)Note: Phytotoxic effect of copper, nickel and zinc may be accumulative.*
Boron	Elemental boron is non-toxic. Compounds may be corrosive to skin and mucous membranes. Phytotoxic with increased effect in acid soils. Grasses not effected. Effects uptake of nutrients by plants.	*ICRCL soil trigger value (threshold) water soluble 3mg/kg (areas where plants are to be grown)*
Cadmium	Highly toxic in elemental or oxide forms as fumes or dusts by ingestion or inhalation. Carcinogenic by long term exposure. Phytotoxic in high concentrations. Plant uptake results in ingestion via food chain.	*ICRCL soil trigger value (threshold) total 3mg/kg (gardens), 15mg/kg (parks, playing fields, open spaces)*
Chromium	Chromium is non-toxic in elemental form. Hexavalent compounds are irritant and corrosive to skin after extended contact. Carcinogenic by inhalation of particulate matter. Phytotoxic. Plant uptake results in ingestion via food chain.	*ICRCL soil trigger value (threshold) hexavalent 25mg/kg (gardens), total 600mg/kg (gardens, allotments), 1000mg/kg (parks, playing fields, open spaces)*
Mercury	Highly toxic by ingestion, inhalation or absorption. Phytotoxic. Plant uptake results in ingestion via food chain.	*ICRCL soil trigger value (threshold) total 1mg/kg (gardens, allotments), 20mg/kg (parks, playing fields, open spaces)*

Arsenic	Compounds highly toxic by ingestion, inhalation or absorption. Dermatitis by skin contact. Chronic poison by ingestion or inhalation and acute poison at higher concentrations. Plant uptake results in ingestion via food chain. Hazard by ingestion of soil (i.e. by young children - 'pica' habit)	*ICRCL soil trigger value (threshold) total 10mg/kg (gardens), 40mg/kg (parks, playing fields). Note: ICRCL threshold for gardens significantly less that naturally occurring concentration. The Netherlands Standards for Soil Contaminants 'B' category total of 30mg/kg (gardens) is used.*
Lead	Toxic by inhalation and ingestion particularly to young children though cumulative effects important.	*ICRCL soil trigger value (threshold) total 500mg/kg (gardens, allotments), 2000mg/kg (parks, playing fields, open spaces).*
Selenium	Toxic by inhalation and ingestion and through damaged skin. Skin contact causes burns.	*ICRCL soil trigger value (threshold) total 3mg/kg (gardens, allotments), 6mg/kg (parks, playing fields, open spaces).*
Toluene Extractables	Broad-spectrum screening for organics extracted using toluene. Includes tars and oils and tarry substances including road surfacing, roofing materials etc.	*Where trigger level of 2000mg/kg are exceeded analyses are made for mineral oils and coal tar. Levels of up to 5000mg/Kg have been recorded in humus rich topsoils.*
Phenol	A group of aromatic organic compounds that are derived as by-products from coal carbonisation. Toxic by inhalation, skin contact and ingestion. Can cause chronic poisoning at low level exposures over a prolonged period. Exposure to high concentrations can cause skin burns and damage to nervous system. Will taint water supply if plastic pipes are used below ground. Chlorinated phenols have distinctive TCP odour and are used as a bactericides after dilution.	*ICRCL soil trigger value (threshold) 5mg/kg (all uses)ICRCL soil trigger value (action) 200 mg/kg (gardens, allotments), 1000mg/kg (landscaped areas, buildings, hard cover)*
PAH	Complex group of organic compounds derived from coal carbonisation process. Constituents of coal tars. Toxicity risk from inhalation of volatile aromatics. Irritant by skin and mucous membrane contact. A number of PAH have been established as human carcinogens after long term exposure. Phytotoxic at higher concentrations. Below ground plastic pipework attacked.	*ICRCL soil trigger value (threshold) 50mg/kg (gardens, allotments and play areas), 1000mg/kg (landscaped areas, buildings, hard cover)ICRCL soil trigger value (action) 500 mg/kg (gardens, allotments, play areas), 10000mg/kg (landscaped areas, buildings, hard cover)*

Sources Of Contaminants

Metal Compounds

Arsenic
Soil contamination as a result of mining and smelting of metals and extensive use of agricultural preparations such as pesticides and herbicides. The burning of preserved wood produces harmful levels of Arsenic up to 5%, which may be water soluble.

Boron
Manufacturing wastes of certain petrochemical (e.g. nylon) or other industries (e.g. washing powder).

Cadmium
Mining and smelting, pigments, paints, electroplating, PVC stabilisers, fungicides, batteries, photocells, alloys and solders.

Chromium
Natural occurrence, smelting and mining operations: hexavalent compounds within wasters from chrome-plating, anodising, metal surface preparation, chemical industries and pigment manufacture.

Copper
Smelting of cooper ores, waste from electroplating, chemical and textile industries. Waste from the manufacture of pesticides, pigments and antifouling paint.

Lead
Natural occurrence. Smelting and mining operations, batteries, scrap metal, petrol additive, pigment, paints, glass manufacture.

Mercury
Wastes from manufacture or formation of mercury compounds (e.g. process wastes) Wastes from the use of mercury compounds (e.g. slurries from chlor-alkali, paint, agriculture and pharmaceutical industries).

Nickel
Refining of impure nickel oxides. Wastes from metal finishing processes including electroplating, alloys and stainless steel manufacture, enamel and battery manufacture.

Selenium
By-product of smelting and refining of copper, nickel, silver and gold ores. Waste from the manufacture and reconditioning of "Xerox" drums, the pigment industry and the production of paints containing cadmium orange.

Zinc
Smelting of ore. Waste from metal finishing, battery, pigment plastic, fire retardant and cosmetic manufacture.

Inorganic Compounds

Acids and Alkalis
Inorganic acids in wastes from fertiliser and chemical industries, metal surface preparation and

finishing, plastic manufacture. Organic acids in waste from acetate preparation, nylon manufacture, surface metal treatment, the food industry. Natural inorganic and organic acids. Alkalis in waste from the glass, chemical, paper, and fertiliser manufacture.

Cyanides
Simple salts from plating works, heat treatment works. Complex cyanides from photography and pigment manufacture and gasworks sites.

Sulphur
Sulphates from acid rain, dumping of sulphur containing waste (e.g. gypsum), gasworks waste. Sulphides from metal ores, wastes from pigment manufacture, ceramics. Sulphate reducing, sulphide oxidising conditions, by bacterial action. Sulphur native in volcanic regions.

Organic Compounds

Coal Tar
Derived from coal carbonisation process. Gasworks may contain up to 60% coal tar in waste.

Phenols
By product of coal carbonisation industry. Present in waste from gaswork sites, ammoniacal liquors, pentachlorophenol, pharmaceuticals, dyes, indicators.

Polychlorinated biphenyl's (PCBs)
Transformers, capacitors, coolants, hydraulic fluids, lubricating oils (in closed systems). Used in pesticides in the past.

Solvents
Wastes from industry (e.g. printing, oil extraction, degreasing, dry cleaning).

Contamination Testing

"Contaminated Land" is defined in Section 57 of the Environment Act 1995 as *"Land which is in such a condition by reason of substances in, on or under the land that significant harm is being caused or that there is a significant possibility of such harm being caused or that pollution of controlled waters is being, or is likely to be caused".*

"Land" includes: any ground, soil or earth, houses or other buildings, or air space above it; but excludes all mines or minerals beneath it. It also includes land used for integral, partial and ancillary processes, which form part of the primary use.

United Kingdom practice is to regard the hazard caused by the presence of a substance or element as not being absolute, but dependent on the end use of the site. At the time of preparation of this report, April 2001 there were no official or statutory limits.

In general, the results of this assessment were compared where possible with the values given in the ICRCL 59/83 Guidance Notes. Where these were not published by the ICRCL, the new Dutch List values were used. The ICRCL generic values are provided as tentative trigger concentrations for various inorganic and organic determinants related to planned development including soft landscaping and garden areas, buildings, and hard cover.

As the ICRCL threshold trigger value for Arsenic in gardens is significantly less than naturally occurring concentrations in some geological formations, the Netherlands Standards for Soil Contaminants *optimum value* concentration of 29mg/kg and *action value* of 55mg/kg were used.

There are two levels of trigger values, (1) *Threshold Trigger concentration* (TTC) and (2) *Action Trigger concentration* (ATC). These are defined as follows:-

> Concentrations above TTC imply some risk of hazard, which could be significant, and some remedial action may be required prior to development.
>
> Concentrations above ATC will require some form of remedial action or the form of development should be adapted to minimise or negate the requirement for remedial actions.

Where the concentration of a contaminant is below the *Threshold Trigger,* the soil may be treated as being uncontaminated by that contaminant, at the sampling location and depth.

Within the range between the threshold trigger and the action trigger level a judgement must be made as to whether the concentration and the nature of the contaminant requires remedial action.

The Dutch Values tend to be more stringent and specific since the guidelines were created to permit the extraction of water of potable quality from any area. The New Dutch List comprises two sets of generic assessment standards used for Dutch soil and water compliance for any end use and are as follows:

> Dutch Optimum value (DO) provides upper limits below which the functional quality of the soil or water is assured.
>
> Dutch Action value (DA), if exceeded, is indicative of 'serious contamination'.

Whilst these values can be used for guidance, it should be noted that they are not necessarily applicable to the practices adopted in the United Kingdom, taking no account of the end use and zoning of the site and must be applied with caution giving due consideration to their relevance.

The effect of contaminants may be influenced by the geology of the site. Where the geological regime is such that that the pH can effectively lock-up the normally mobile ions their risk can be dramatically reduced. For example heavy metals such as cadmium tend to be very mobile at low pH, under acid conditions, but at high pH, i.e. under alkaline conditions they pose less of a problem. Conversely arsenic compounds tend to be more mobile at high pH, i.e. alkaline conditions.

The metal concentration available to plants can increase significantly at a low pH or where there is little soil organic matter. Copper, zinc and nickel are essential trace

elements for plants but excess concentrations can give rise to phytotoxicity (effects include wilting and eventual mortality). Conversely, heavy metals such as lead, cadmium, arsenic, mercury and antimony are toxic to man even at low concentrations and these will accumulate in the environment, especially in acid conditions. The phytotoxic effects of copper, nickel and zinc may be additive. The trigger values given here are those applicable to the worst case, phytotoxic effects may occur at these concentrations on acid sandy soils.

An arbitrary trigger value of 2000 mg/kg was adopted for Toluene Extractable Matter (TEM). Should this value be exceeded then Total Petroleum Hydrocarbons (TPH) (including diesel and gasoline range organics as well as oils, greases and waxes) and Polyaromatic Hydrocarbons (PAH) dependent options are undertaken. An arbitrary trigger value of 50 mg/kg was adopted for Total Petroleum Hydrocarbons, which broadly corresponds to the odour threshold of the more volatile fractions.

If hydrocarbon contamination is suspected then samples are taken in suitable sampling jars and are tested for Total Petroleum Hydrocarbons (TPH), Diesel Range Organics (DRO) or Gasoline Range Organics (GRO), independent of TEM, using GCMS and the results fingerprinted by the analytical chemist from the carbon range.

ENVIRONMENTAL ANALYSIS LABORATORIES

15 Burgess Road, Ivyhouse Lane Industrial Estate, Hastings, East Sussex TN35 4NR
Tel: 01424 444433 Fax: 01424 442299 Info@environmentalanalysis.com

ANALYTICAL REPORT No. R59542

Location: Wokingham

Your Ref No: J7288

Reporting Date: 14/02/02

CLIENT: Soils Limited
Newton House, Cross Road,
Tadworth, Surrey, KT20 5SR

Soils		TP/BH	TP1	TP2	TP3	TP3
		Depth (m)	0.15	0.20	0.15	0.50
		Our ref	125207	125208	125209	125210
Arsenic	(mg/kg)	Y	<5	<5	<5	<5
Cadmium	(mg/kg)	Y	<0.5	<0.5	<0.5	<0.5
Chromium	(mg/kg)	Y	6	3	4	13
Copper	(mg/kg)	Y	4	3	7	4
Nickel	(mg/kg)	Y	2	2	2	7
Lead	(mg/kg)	Y	13	<10	26	<10
Mercury	(mg/kg)	N	<0.5	<0.5	<0.5	<0.5
Selenium	(mg/kg)	N	<0.5	<0.5	<0.5	<0.5
Zinc	(mg/kg)	Y	<10	<10	20	16
Water Soluble Boron	(mg/kg)	Y	<0.5	<0.5	<0.5	<0.5
pH	(Value)	N	4.8	4.5	4.3	4.6
Total Sulphate	(% as SO4)	Y	0.02	0.03	0.01	0.01
Total Phenols	(mg/kg)	N	<2	<2	<2	<2
Total Cyanide	(mg/kg)	N	<1	<1	<1	<1
Sulphide	(mg/kg)	Y	<2	<2	<2	<2
Elemental Sulphur	(mg/kg)	Y	20	50	20	<20
Total PAH	(mg/kg)	Y	5.7	<0.5	15.0	<0.5

Descriptions of methods available on request (V8)
Y - UKAS accredited test
N - Non accredited test
n/t = not tested
ic
www.environmentalanalysis.com

Date: 11 April 2003

To: Highways

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

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Kerrin Lithgow

The new plans show the following: Details to comply with conditions 1, 3, 5 & 9. Drawing nos: DP/280/Site/01EB, /01WB, /01M1DB, Site 02, PL1 -Plan cond -01, PL1/W/04B, /05C, PL2 - plan cond -01, PL2/W/04C, /05D, PL3 - plan cond -01, PL3/W/04c & 05C.

Comments are required by 23/04/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

Condition 5 - details satisfy Highways.

14/04/03.

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish: **FINCHAMPSTEAD**

Location: **Caister, Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

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

Condition

3. 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.

Slab levels indicated.

Condition

4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition

5. 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.

DP/280/SITE/02

Condition

6. 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

7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition

8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

- provided contamination survey
- not adequate.

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition

9. 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. DP/280/SITE/02.

Condition

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

Condition

11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. (plans sent 10/04/03)

Condition

12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

Condition

13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition

14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

Reason
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

Reason
11. To protect any badgers which may be on or cross the site.

Reason
12. To safeguard the character and appearance of the area.

Reason
13. In the interests of residential amenity.

Reason
14. In the interests of residential amenity.

Informative
1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Informative
3. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

Informative
4. The details required to be submitted in a subsequent reserved matters application under condition No. 1 should include road surface materials.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18th July 2002

Notice checked by: _____

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

ALL CONDITIONS DISCHARGED.

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish: **FINCHAMPSTEAD**

Location: **Calster, Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

RM app^n RM/2002/6446.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition
3. 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.

Slab levels indicated.

Condition
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Fine.

Condition
5. 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.

Fine DP/280/SITE/02

Condition
6. 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
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

Fine

- provided contamination survey
- not adequate.

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition

9. 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. DP/280/SITE/02.

Condition

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

Condition

11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details. (plans sent 10/04/03)

Fine.

Condition

12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

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13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition

14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

Reason
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

Reason
11. To protect any badgers which may be on or cross the site.

Reason
12. To safeguard the character and appearance of the area.

Reason
13. In the interests of residential amenity.

Reason
14. In the interests of residential amenity.

Informative
1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Informative
3. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

Informative
4. The details required to be submitted in a subsequent reserved matters application under condition No. 1 should include road surface materials.

Anna Cronin
Head of Planning & Transportation
Date: 18th July 2002

Notice checked by: _____

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

WADP
Architects - Designers

PLANNING SERVICES	RPT 66275
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Our Ref/ DP/280

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

PLANS TO MEET CONDITIONS

5327

14 February 2003

Dear Sirs

Re: Discharge of Conditions – Caister, Sandhurst Road, Finchampstead
Ref No 2002/6446

Further to your issue of detailed consent for the above project please find enclosed four copies off each of the following drawings, DP/280/ Site/01EB, /01WB & 01MIDB, Site/02, PL1-plancond-01, PL1/W/04B, /05C, PL2-plancond-01, PL2/W/04C, /05D, PL3-plancond-01, PL3/W/04C & 05C.

Firstly please note that at the request of our client we have amended the first floor internal arrangements of the units, no change to the volume or external appearance arises as a result with the exception of the omission of the First Floor side window to the North Elevation of Plot 1. We trust that you agree that this is a minor amendment that can be agreed without need for any further application. We look forward to receiving your formal response on this point.

With respect to planning conditions we comment as follows, starting with the outline consent and following on with the detailed consent and utilising your numbering for ease of reference:

Outline Consent 2001/5327

1. Details generally approved under 2002/6446. Landscape treatment indicated on DP/280/Site/01EB, /01WB & 01MIDB.
2. Noted
3. Slab levels indicated on DP/280/Site/01EB, /01WB & 01MIDB.
4. Approved - 2002/6446
5. See DP/280/Site/02
6. Noted
7. Noted
8. Approved – 2002/6446
9. Trees to be removed approved under 2002/6446. Tree protection measures indicated on DP/280/Site/02

WADP - Architects Designers
Unit 113B The Mayford Centre Smarts Heath Road Mayford
Woking Surrey GU22 0PP
Telephone 01483 763028 Fax 01483 740463 e-mail: wadp@wadp.demon.co.uk

10. Further details to be supplied
11. Further details with respect to badger protection to be provided.
12. Noted
13. Noted
14. None proposed

Detailed Consent 2002/6446

1. Plot 1 First Floor North Window – Omitted, Plot 2 First Floor South and Plot 3 First Floor North windows indicated on elevations as obscure glazed fixed shut type.
2. Details of external materials to follow.

We trust that the enclosed provides adequate information for you to formally discharge outstanding matters from the outline consent conditions 1, 3, 5 and 9, and detailed consent condition 1.

Yours faithfully

Jonathan Tolley
BA (Hons) RIBA
Chartered Architect

for WADP

email jt.wadp@btclick.com
mobile 0797 0796657

cc C Woods Esq – Beckbridge

Kerrin Lithgow

From: WOOD, Chris [Chris.WOOD@reading.sema.slb.com]
Sent: 11 March 2003 09:59
To: 'kerrin.lithgow@wokingham.gov.uk'
Cc: 'Wokingham District Council (E-mail)'; 'Neil Etherington (E-mail)'
Subject: RE: CAISTER RM/2002/6446

Importance: High

Yesterday I inspected the file regarding the Caister planning application at Wokingham District Council and noted the following actions have not yet taken place as required by the conditions stipulated when Planning Approval was given.

1. No scheme has yet been submitted to protect the Badgers living on the site ✓
2. No building materials have been submitted for approval ✓
3. No landscaping plan has been submitted
4. No survey has been undertaken to confirm that the soil is not contaminated. ✓

This morning clearance work has commence at the Caister site which seems to indicate that work is about to commence on the construction of the houses. Please confirm that a letter will be sent to the applicant reminding them that the conditions stated in the outline approval still apply and must be adhered to.

Regards
Chris Wood

Itasca
Tintagel Road
Finchampstead
Berkshire
RG40 3JJ

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Kerrin Lithgow

From: Jonathan Tolley [jt.wadp@btclick.com]
Sent: 08 May 2003 09:46
To: Kerrin Lithgow
Cc: Beckbridge Ltd.
Subject: Caister, Sandhurst Road, Wokingham

Can you please advise what progress yuo have amde in respect of discharge of conditions and minor amendments for the above project?

THis application has now been with you for some time and our client is anxious to clear all matters in order that a start on site may be made.

Jonathan Tolley
BA(Hons) RIBA

For WADP Ltd

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 28 July, 2003
My ref: O/2002/5327 and RM/2002/6446
Your ref: DP/280

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 Jonathan Tolley
WADP Architects and Designers
Unit 113B The Mayford Centre
Smarts Heath Road
Mayford
Woking
Surrey
GU22 0PP

Dear Mr Tolley

RE: CAISTER, SANDHURST ROAD, FINCHAMPSTEAD REF. O/2001/5327
DETAILS PURSUANT TO CONDITIONS

I refer to the above application. I understand from a recent letter that you wish to change some of the materials on site. My apologies – I have discarded the letter with the brick samples so am unsure as to who the writer was. I understand that the following are now proposed, and having visited the site consider the following satisfactory:

Condition 2 of RM/2002/6446: Materials

Vertical Tile Hanging:	Swallow Hand Made Clay Tiles
Roof tiling:	Russell Roof Tiles – Rustic Brown
Brickwork	Madehurst Red Multi Bricks– Plots 1 and 3
	Milton Hall Medium Red - Plot 2

I trust that the above is satisfactory. Should you have any questions please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW
Principal Planner – South Area

Materials.

BECKBRIDGE LTD

CDW/mjw

3rd March 2003

Ms K Lithgow
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lithgow

RE : CAISTER, SANDHURST ROAD, FINCHAMPSTEAD
APPLICATION NOS. 0/2001/5327, RM/2002/6446

Further to our consideration of the above applications, we have pleasure in enclosing herewith samples of our external materials. Windows will be in painted softwood coloured white.

Vertical tile hanging will be in the swallow hand made clay tiles enclosed.

Roof tiling will be in plain tiles from the Russell Roof Tiles Limited, colour rustic brown as enclosed.

Plots 1 and 3 brickwork will be in the Ridgeway Warnham Multi Stock. Plot 2 will be in the Terracotta Winchester Multi Stock, samples of which are enclosed.

If you have any further queries on this point, please let me know.

Yours sincerely

Clive Woods

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

Site Visit carried out 7/04/03.
Materials fine.

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULLARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

BECKBRIDGE LTD

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CDW/mjw

3rd March 2003

Ms K Lithgow
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Lithgow

RE : CAISTER, SANDHURST ROAD, FINCHAMPSTEAD
APPLICATION NOS. 0/2001/5327, RM/2002/6446

Further to our consideration of the above applications, we have pleasure in enclosing herewith samples of our external materials. Windows will be in painted softwood coloured white.

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Plots 1 and 3 brickwork will be in the Ridgeway Warnham Multi Stock. Plot 2 will be in the Terracotta Winchester Multi Stock, samples of which are enclosed.

If you have any further queries on this point, please let me know.

Yours sincerely

Clive Woods

Clive Woods, BA (Hons) Dip Arch RIBA
Managing Director

Directors
C D WOODS BA (HONS) DIP ARCH RIBA R WATSON BA (HONS) DIP ARCH RIBA M BULL ARICS
The Lodge, Guildford Road, Effingham, Surrey KT24 5PE
Tel: 01372 450 201 Fax: 01372 450 265
e-mail: developments@beckbridge.com
Registered Office: Meyer Williams, 19/21 Bull Plain, Hertford, Herts SG14 1DX
Registered No:2466551

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods Architects
Unit 25, Abbeville Mews
88 Clapham Park Road
LONDON
SW4 7BX

Application Number: RM/2002/6446

Parish: **FINCHAMPSTEAD**

Location: **Land Adjacent Caister, Sandhurst Road, Finchampstead, Wokingham**

Proposal: **Proposed *reserved matters on outline consent* O/2001/5327 for the erection of 3 detached dwellings with double garages and associated parking.**

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 first floor window in the following elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter:

Plot 1 first floor north elevation
Plot 2 first floor south elevation
Plot 3 first floor north elevation

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

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

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

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

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

Berkshire Structure Plan Policies EN3, OS1, LD3
South East Area Local Plan Policies SBE1, SBE2, STV6, ST5, ST6
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6, WT7

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

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.

Surface water.

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 25 June, 2003
My ref: O/2002/5327 and RM/2002/6446
Your ref: DP/280

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 Jonathan Tolley
WADP Architects and Designers
Unit 113B The Mayford Centre
Smarts Heath Road
Mayford
Woking
Surrey
GU22 0PP

Dear Mr Tolley

RE: CAISTER, SANDHURST ROAD, FINCHAMPSTEAD REF. O/2001/5327
DETAILS PURSUANT TO CONDITIONS

I refer to the above application, and have the following comments regarding details pursuant to conditions:

Condition 10: Surface Water
Details supplied as shown on drawing numbers DP/280/SITE01E, DP/280/SITE01Q and DP/280/SITE01MID are considered satisfactory. The condition is therefore discharged.

This completes all of the conditions to be discharged. Should you have any further questions please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW
Principal Planner – South Area
kerrinlithgow@wokingham.gov.uk

Kerrin Lithgow

From: Jonathan Tolley [jt.wadp@btclick.com]
Sent: 05 June 2003 13:20
To: Kerrin Lithgow
Cc: Beckbridge Ltd.
Subject: Caister - 0/2001/5327

Further to your letter of 14 May 2003 discharging conditions generally.

Could you please confirm you have received the additional drawings we issued to you showing the site layout and drainage pursuant to condition 10? If so would you please be king enough to advise when we may receive some feedback?

Yours sincerely

Jonathan Tolley BA(Hons) RIBA
Principal
For WADP Ltd

Replied 10 JUN - advised reply should be with him by 19 JUNE.

KL.

Date: 09 June 2003

To: Roger Johnson - Drainage

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

Application Number: O/2001/5327

Location: Caister, Sandhurst Road, Finchampstead, Wokingham.

Proposal: Outline application for the proposed erection of three new dwellings with double garages and parking.

Applicant: Beckbridge Ltd C/O Watson Woods.

Case Officer: Kerrin Lithgow

The new plans show the following: Details to satisfy condition 10 - surface water.
Drawing nos: DP/280/SITE01E, DP/280/SITE01W, DP/280/SITE01MID.

Comments are required by 19/06/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

No Comments

RJ 11/6/03

maynse
200380052

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Beckbridge Ltd
C/O Watson Woods
Unit 25
Abbeville Mews
88 Clapham Park Road
London
SW4 7BX

Application Number: O/2001/5327

Parish:	**FINCHAMPSTEAD**
Location:	**Caister, Sandhurst Road, Finchampstead, Wokingham.**
Proposal:	**Outline application for the proposed erection of three new dwellings with double garages and parking.**

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. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. The details to be submitted in pursuance of condition (01) above shall show details of land reserved for the parking and/or garaging and/or turning of motor vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved spaces.

Condition
5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
6. 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
7. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
8. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to

address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
9. 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
10. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
11. Before development commences, a scheme of mitigation to protect badgers on the site both during the course of construction and after completion shall be submitted to and approved in writing by the Local Planning Authority, and implemented in accordance with the approved details.

Condition
12. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of any of the new dwellings hereby permitted or the existing dwelling 'Caister' except within the proposed rear gardens of the 3 new dwellings or between the rear elevation of 'Caister' and the garage shown to the rear of this dwelling on the approved plan without the written permission of the Local Planning Authority.

Condition
13. There shall be no bonfires on the site during the demolition site clearance and construction period.

Condition
14. Before development commences details of any proposed street lighting shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved details. No additional street

lighting shall be subsequently installed without the prior agreement of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

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

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

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

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

Reason
8. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

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

Reason
11. To protect any badgers which may be on or cross the site.

Reason
12. To safeguard the character and appearance of the area.

Reason
13. In the interests of residential amenity.

Reason
14. In the interests of residential amenity.

Informative
1. The mitigation scheme required by condition No. 11 above should include a requirement by owners of the 4 dwellings to maintain any badger gates or other structures.

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

Berkshire Structure Plan Policies C2, C6, H2, H9, EN1 and LD5.
South East Area Local Plan Policies STV2, SC1, SH1, SH8, SBE1, SBE2, SBE9, and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WH6, WBE1, WBE11, WT6 and WT7.

Informative
3. The layout should take into account the improvements in relation to existing neighbouring properties shown on the revised plan No. 10030/08A as well as further adjustments needed in relation to trees.

Informative
4. The details required to be submitted in a subsequent reserved matters application under condition No. 1 should include road surface materials.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 18th July 2002

Notice checked by: _____

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