APPLICATION NO:

CON/2002/7563

LOCATION:

Junction 11 M4 Motorway, Reading.

APPLICANT:

Reading Borough Council Transport Strategy C/O Peter Brett Associates

PROPOSAL:

Consultation from Reading Borough Council on application for reconstruction of M4 interchange including new approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of highway maintenance depot and police facility and landscape works.

EARLIEST DATE FOR DECISION: **27/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/10/2002

COMMENTS

CASE OFFICER: Tanya Davies

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 25 October 2002
My ref: TD/con/ 2002/7563
Your ref: PO2/S0053

WOKINGHAM UNITARY
Aiming for Excellence

Ms J Williams
Planning
Reading Borough Council
Civic Centre
Reading RG1 7TD

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

Dear Ms Williams

Reconstruction of M4 interchange including works to approach roads, construction of new motorway bridges, footpaths, cycleways, footbridges, relocation and rebuilding of highway maintenance depot and police facility and landscape works.

Application 02/01138/REG3

Thankyou for consulting on this application and I apologise for the delay in responding with detailed comments. I write to confirm that Wokingham District Council raise no objection, in its role as Adjacent Highway Authority and Planning Authority.

The proposed works are primarily in Reading, with only a small section of land on the south-western side of the junction is within Wokingham. Accordingly, as lead authority the Reading Borough Council promoting the scheme in order to improve road safety, enhance journeys by various travel modes and also allow greater flexibility for the management of the junction itself. It is envisaged that the proposed works at junction 11, would be carried out at the same time as, the works proposed at the Mereoak junction by this Council. The Mereoak scheme is currently subject to a funding bid undertaken in July of this year with a decision expected in December. Both schemes are designed to manage congestion and facilitate the opportunity for an improved transport interchange vital to the quality of life for those who live and work in the area.

The two junction schemes are also designed to accommodate buses from the potential Park & Ride site (precise funding & timing to be determined) at Mereoak. These together with improvements coming forward for the A327 corridor (Met. Office site etc) will all combine cumulatively to provide a comprehensive and integrated solution to long-standing problems in the area as a whole. They are essential elements to the development and implementation of a local integrated transport strategy. In addition they are considered to be vital components to the next Local Plan period 2006-2016.

A strategic multi modal study for the Thames Valley area (TVMMS) is currently being carried out by consultants on behalf of the Government Office for the South East. However it is understood that the junction 11 improvements are unlikely to be incompatible with the outcome of the multi modal study and also does not need to await the outcome of the same.

On the basis that the schemes at Junction 11 and Mereoak would be carried out at the same time, it is essential that both projects are properly co-ordinated and managed so as to minimise the effect on the network, particularly with respect to local people and local

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INVESTOR IN PEOPLE

businesses. **To this end the Council, is keen to continue working in partnership with Reading and other stakeholders to agree and implement an overall project management and programme scheme in order to co-ordinate all of these roadworks envisaged for this area.**

Please contact Tanya Davies with any queries.

Yours faithfully

Trevor Watson

Development Control Manager

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WOKINGHAM UNITARY
Aiming for Excellence

Trevor Watson
Development Control Manager

URGENT
PLEASE

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 24.10.02

TO: JULIE WILLIAMS

FROM: TANYA D. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: _____

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: _____

NOTES:

Re: J 11

Hope this is useful.

* * * COMMUNICATION RESULT REPORT (24.OCT.2002 16:27) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
932	MEMORY TX		99390425	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WORK SHEET FOR :

Application Number : CON/2002/7563

Applicant : Reading Borough Council Transport Strategy C/O Peter Brett Associates.

Location : Junction 11, M4 Motorway, , Reading.
Proposal : Consultation from Reading Borough Council on application for reconstruction of M4 interchange including new approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of highway maintenance depot and police facility and landscape works.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/09/2002

Earliest Date for Decision : 27/09/2002

Latest Consultation Date/Site Notice Expiry Date : 27/09/2002

This application will have expired on: 04/10/2002. 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: CON/2002/7563

Appraisal :

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

Application Number CON/2002/7563
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Junction 11 M4 Motorway Reading.

APPLICATION NUMBER: CON/2002/7563

OFFICER:

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2002/7563
CASE OFFICER:

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2002/7563**
CASE OFFICER:
SECTION 106 AGREEMENT Yes ☐ No ☐

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

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 18 November 2002
My ref: TD/con/ 2002/7563
Your ref: PO2/S0053

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Dear Ms Williams

Reconstruction of M4 interchange including works to approach roads, construction of new motorway bridges, footpaths, cycleways, footbridges, relocation and rebuilding of highway maintenance depot and police facility and landscape works.

Application 02/01138/REG3

Thankyou for consulting on this application and I apologise for the delay in responding with detailed comments. I write to confirm that at the Development Control Committee on 13 November 2002 members resolved to;

1. Delegate Officers to GRANT PLANNING PERMISSION –Subject To Reading Borough Council Approving Their Application And No Intervention From The Secretary Of State As A Result Of Notification Under The Town & Country Planning (Development Plans And Consultations)(Departures) Directive 1999.

2. To confirm that Wokingham District Council raises no objections to 02/01138/ Reg3 (Reading's Application) (WDC Reference: CON/2002/7563).

In making this decision Members raised concerns regarding the need for integration of these proposals with other developments in the area and in referring the application to the Government Office have made the following comments;

Whilst realising that it would be unreasonable to link the improvements at Junction 11 by condition to developments at Mereoak roundabout and Mereoak Park and Ride. Members felt that it was essential that funding was secured for these schemes before works commenced at Junction 11, and that the three schemes were treated as a comprehensive package of improvements.

To this end the Council, is keen to continue working in partnership with Reading and other stakeholders to agree and implement an overall project management and programme scheme in order to co-ordinate all of these roadworks envisaged for this area.

Please contact Tanya Davies with any queries.

Yours faithfully
TCW
Trevor Watson

Development Control Manager

Tanya

If you cant
read my writing
then let me
know

S

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WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR7492

YOUR REF:

TO: Tanya Davies - Planning **DATE**: 29/10/02

PLANNING APPLICATION NO. F/2002/7492.
PROPOSED RECONSTRUCTION OF M4 J11 INTERCHANGE INCLUDING WORKS TO APPROACH ROADS, CONSTRUCTION OF MOTORWAY BRIDGES, FOOTBRIDGES, CYCLEWAYS, FOOTPATHS, RELOCATION & REBUILDING OF M4 MAINTENANCE DEPOT & POLICE FACILITY & LANDSCAPING WORKS.

These works are primarily in Reading, with only a small section of land on the south-western side of the junction is within Wokingham. Accordingly, as lead authority the Reading Borough Council promoting the scheme in order to improve road safety, enhance journeys by various travel modes and also allow greater flexibility for the management of the junction itself. It is envisaged that the proposed works at junction 11, would be carried out at the same time as, the works proposed at the Mereoak junction by this Council. The Mereoak scheme is currently subject to a funding bid undertaken in July of this year with a decision expected in December. Both schemes are designed to manage congestion and facilitate the opportunity for an improved transport interchange vital to the quality of life for those who live and work in the area.

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On the basis that the schemes at Junction 11 and Mereoak would be carried out at the same time, it is essential that both projects are properly co-ordinated and managed so as to minimise the effect on the network, particularly with respect to local people and local businesses. To this end the Council, as one of the local highway authorities for this area is working in partnership with Reading and other stakeholders to agree and implement an overall project management and programme scheme in order to co-ordinate all of these roadworks envisaged for this area.

The Shinfield Parish Council has made a number of comments in respect of the proposed M4 Junction 11 improvements and these have primarily been addressed by the consultants acting for Reading Borough Council, in this matter (PBA letter dated 23 October 2002).

No objection is raised to the proposal by this Council, as adjacent local highway authority.

In summary:

- Improvements at junction 11 do not have to await the outcome of the Thames Valley Multi Modal Study.
- The junction improvement is an important component in addressing the long-standing travel problems in this area.
- Congestion would be reduced and managed, vital to the quality of life for those living and working in the area.
- It would be sensible for the works to be carried out at the same time as the Council's Mereoak junction scheme.

- The Council is developing a co-ordinated approach with Reading and others in respect of the Junction 11 improvement and other roadworks in this area. This in order to minimise disruption etc.

Keith Rogers
Team Leader (Highway Development Control)

Background Papers (attached)

i) Parkman File Note 1 (Revision B) – 24 October 2002
ii) Parkman File Note 2 (Revision A) - 28 October 2002

Tanya JCT 11 application 24/10

- Urgently need WDC's comments on this application to go in my report. I will be trying to finalise my report by Mid-day Friday (tomorrow!) so really need something by fax or email to richard.eatough@reading.gov.uk
- I will be sending report plus additional info to GOSE early next week - when will yours go?
- Committee - will you want RBC officers or PBA to attend your committee - are you anticipating public speakers?

Please phone

JJhe

either 959 1231 M+P.
939 0435 RBC

fax 939 0425.

01558

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Approach agreed with TW 24/10/02.

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Application 02/01138/REG3

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Wokingham District Council supports the principle of the proposed development, however as consultation responses are still outstanding, further detailed comments will be submitted before your committee meeting.

Please note that this response represents officer's views only and is made without prejudice to any future comments which may be made by Members.

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Development Control Manager

Application Number : CON/2002/7563	Map No :
Case Officer : TD	Site Area :
Valid Date : 6/09/02	Received Date: 06/09/2002

Level : D C Sub-Committee

Description : Consultation from Reading Borough Council on application for reconstruction of M4 interchange including new approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of highway maintenance depot and police facility and landscape works.

Location : Junction 11, M4 Motorway, , Reading.

Parish : SH Ward : SHI

Applicant : Reading Borough Council Transport Strategy C/O Peter Brett Associates.

Fee Required: £0 Fee Received: £0

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shinfield

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

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.....

.....

.....

NEIGHBOURS

.....

.....

.....

CON\2002\7563

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒮 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

06 SEP 2002
COPIES TO

Our Ref: 02/01138/REG3/JW
Your Ref:

Direct: ☎ 0118 939 0435

5th September 2002

Your contact is: Julie Williams, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 02/01138/REG3/JW

The Council has received an application for Regulation 3 Planning Approval on property at: Junction 11 M4 Reading

O.S Grid Ref: Easting: 471582.000 Northing: 168660.000

Applicant: Reading Borough Council Transport Strategy

Proposal: Reconstruction of M4 interchange including works to approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of highway maintenance depot and polica facility and landscape works.

Application Number: 02/01138/REG3/JW

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 26th September 2002. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Julie Williams
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: as postmark
My ref: TD/j11

WOKINGHAM UNITARY
Aiming for Excellence

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

To Whom It May Concern

Dear Consultee,

Proposed Junction Improvements to Junction 11 of the M4.

Consultation on a Planning Application Accompanied by ES.

I am writing to ask for your comments on the above planning application.

Two planning applications have been submitted as the proposed improvements to junction 11 straddle the administrative boundaries of both Reading Borough Council and Wokingham District Council.

To avoid unnecessary time and duplication and to conserve resources, Wokingham and Reading are undertaking a joint consultation exercise. You will be sent one copy of the application and are asked to make one response to Reading Borough Council covering all parts of the scheme. Reading Borough Council will then regularly forward copies to Wokingham District Council.

However, if you have any specific Wokingham queries please contact me on the telephone number above.

Thankyou for your co-operation.

Yours faithfully

Tanya Davies

Tanya Davies
Senior Planning Officer

Certificate No: 821607

peter brett associates
CONSULTING ENGINEERS

16 Westcote Road, Reading
Berkshire RG30 2DE.

Tel: 0118 950 0761
Fax: 0118 959 7498
Internet: www.pba.co.uk

Your Ref:

Our Ref:
(Please quote when replying)

11090/005/WST/pc/MPC/pc

2nd September 2002

Reading Borough Council
Planning Section
PO Box 17
Civic Centre
Reading RG1 7TD

Dear Sirs,

M4 JUNCTION 11 IMPROVEMENTS:
Planning Application

Peter Brett Associates are pleased to submit this full planning application, on behalf of Reading Borough Council Transport Strategy, for:

> *the reconstruction of M4 Junction 11 Interchange, including works to approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths; relocation and rebuilding of highway maintenance depot and police facility and landscaping works.*

The proposal straddles the boundary between Reading and Wokingham. Identical planning applications are submitted to both planning authorities.

Scheme Components

The main development components of the scheme are:

- new 4 lane signalised gyratory
- 2 new motorway over-bridges (existing bridges retained for pedestrian/cycle and bus facilities)
- segregated public transport routes
- dedicated routes for pedestrians and cyclists including 4 new cycle pedestrian bridges
- hard and soft landscape proposals
- demolition of the existing coach depot (resulting in a net loss of floor space and vehicle movements); and

Partners: Francis Connolly KSG FCIWEM MIFireE MCIArb FIHT FConsE Brian Balchin DIC CEng FICE FConsE Nigel Brown Dipl-Ing BSc DIC MSc CEng MICE MILT John Rushton BEng MSc CEng MICE MIStructE Keith Mitchell BSc MSc MIHT MILT David Atherton BSc MSc CEng CGeol FICE FIMM FCIWEM MInstWM FGS Iain Gibb BSc CEng MICE FConsE Malcolm Cleaver BSc CEng MICE Stephen Capel-Davies BSc CEng FICE MCIWEM Anthony Russell BTp MSc MRTPI MIHT Richard Puttock BSc MSc FGS Mark Anderson-Hammersley Eur Ing BEng MA CEng MICE MIHT MIMgt Robert Brickwood BEng CEng MIStructE Benjamin Mitchell BSc CEng MICE MCIWEM Richard Swinden BSc CEng MICE MIHT Scott Witchalls MSc MCIT MIHT MILT **Regional Director:** Peter Ralph IEng AMICE MIHT
Divisional Director of Civil Engineering: Peter Chong BSc MSc CEng MICE FIStructE MIEM MIHT PEng
Divisional Director of Structural Engineering: Victor Dunham CEng FIStructE PEng **Divisional Director of Transport:** Bob Pinkett BA FCIT FILT MIHT
Practice Manager: William Booth FCA **Senior Consultant:** Richard Dawson BSc MSc CEng FICE FCIWEM FConsE

Senior Associates: Brian Allen BSc CEng MICE MIOA Timothy Allen MIHT MILT Kenneth Amblin BSc CEng MICE MIStructE MAPS Lan Arnot BSc CEng MICE FCIWEM MInstWM AEARA Bruce Blaine BScEng MSc CEng MICE MCIWEM Gregory Callaghan BSc MRTPI MIHT Simon Davis BSc MSc MCIT MIHT MILT Clive Edmonds PhD MSc BSc DIC FGS CGeol Alan Fry BSc MSc CEng MICE MIHT Henk Gelens Ing BSc MIHT David Green BSc MEng CEng MICE FIHT MCIT MILT David Hunter TD BA DipTE CEng MICE FIHT MIOA David Povey CEng MIStructE FFB Tony Sheach BEng CEng MICE MCIT MILT MIHT Paul Swindale BSc CEng MICE MIHT MCIWEM
Associates: Pat Chillingworth BA FCIWEM MRTPI CGeol FID FGS Tony Davies IEng (AMICE) David Dewar BEng MSc MCIT MILT MIHT Brian Elliot ACIBSE MASHRAE Malcolm Fillingham BEng CEng MCIWEM Zito Fonseca IEng FIHIE MIAT MCIWEM MCMI DMS Roben Groves BTech IEng FIHIE MIHT James Hearne BSc CEng MICE MIStructE Peter Holleiy BSc CEng MICE FIHT Claire Holman PhD, BSc Ricky House BEng CEng MICE MCIWEM Paul Jenkin BEng MSc CEng MCIWEM Ian King BSc CEng MICE MIHT Paul Lacey BSc MICE FIHT DipTE CEng Vaughn Lawfull BSc CEng MICE Robert Parker BA MTD MCIT MIHT DMS Michael Parkinson BSc MIHT Bernard Payne BTech Alan Povey BSc CEng MICE MIStructE John Pulsford BSc DIS MBA CEng MICE MCIWEM MCMI Kevin Riley BSc MSc MCIT MILT Andrew Robertson BSc CEng MICE MCIWEM Peter Spencer BSc MCIT MIHT MILT Richard Thomas BSc MSc ARSM CGeol FGS Antony Wake BSc CEng MICE MIHT Richard Wheeler BSc CEng MIEE Matthew Whiston BA MSc CIT

PBA Offices:
Berlin • Birmingham • Capetown • Dublin • Johannesburg • Krakow • London • Maidstone
Northampton • Prague • Reading • Sydney • Taunton • Warrington

- relocation of the existing Thames Valley Police compound and Highway Agency Maintenance depot (requiring construction of replacement facilities and associated car parking).

In addition to the proposals relating to the above application, it is likely that the existing slip roads will be extended. These works would be within the existing highway boundary and therefore do not fall under this application. However, in order to ensure that a worse case scenario is assessed, these proposals have been fully addressed in the supporting Environmental Impact assessment

Full Planning Application

The planning application deals with two different types of development – engineering operations to reconstruct M4 Junction 11 and consequent redevelopment of adjacent sites.

The planning application comprises (5No copies enclosed) :

- Planning Application Forms Part 1 & 2
- Certificate C/Agricultural Holdings.
- Planning Application Drawings (as listed below)

Drawing Title	Drawing No.	Rev
Location Plan	11090/PA/001	-
Planning Application Site Plan	11090/PA/002	D
Longitudinal Sections. Sheet 1 of 2	11090/PA/003	B
Longitudinal Sections. Sheet 2 of 2	11090/PA/004	B
Proposed Bus, Pedestrian & Cycle Facilities	11090/PA/005	B
Not Used	11090/PA/006	
Motorway Maintenance Depot. Plan	11090/PA/007	A
Motorway Maintenance Depot. Salt Barn	11090/PA/008	-
Police Station Compound	11090/PA/009	-
Police Station Compound, Garage/Workshop	2357 Drawing 2	-
Police Station Compound, Covered Area No1	2357 Drawing 3	-
Police Station Compound, Covered Area No2	2357 Drawing 4	-
Overall Landscape Master plan	04.4104.01.01	A2
Landscape Master plan – Northern section 1/5	04.4104.01.02	A2
Landscape Master plan – Western section 2/5	04.4104.01.03	A2
Landscape Master plan – Central section 3/5	04.4104.01.04	A2
Landscape Master plan – Eastern section 3/5	04.4104.01.05	A2
Landscape Master plan – Southern section 5/5	04.4104.01.06	A2
Landscape Sections	04.4104.01.07	A2
Landscape Sections	04.4104.01.08	A2

- Fee in the sum of £5,280 (Note; this fee is payable to RBC only and will be paid by internal transfer)

Supporting Information

The application is also accompanied by the following supporting information:

- An Environmental Statement undertaken in accordance with the Town and Country Planning (Environmental Impact Assessment (EIA)) (England and Wales) Regulations 1999 (SI 99/293), in 3 Volumes.

  Volume 1 summarises the main environmental issues arising from Volume 2

  Volume 2 Technical Specialist Reports

  Volume 3 Non-Technical Summary
- Flood Risk Assessment Report in 2 Volumes

  Volume 1 Main text

  Volume 2 Drawings
- Traffic Assessment Report
- Summary of Engineering Detail Report

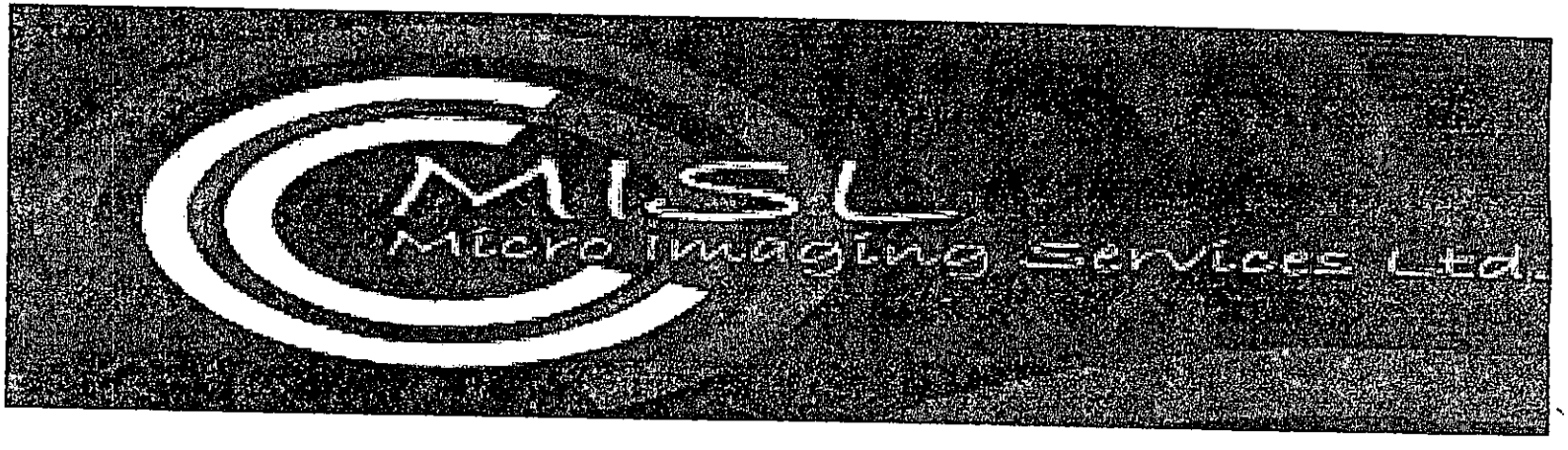
Please do not hesitate to contact Peter Brett Associates if you require any further information. All queries should be addressed to Rob Groves in the first instance.

Yours faithfully

pp.

Rob Groves
For and on behalf of
PETER BRETT ASSOCIATES

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING APPLICATION

Application for permission to carry out development – Town Planning Acts.

PART 1

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

OFFICE USE ONLY:

1 Please read the accompanying **NOTES**

Applicant's Name	READING BOROUGH COUNCIL TRANSPORT STRATEGY
Address	CIVIC CENTRE READING
Postcode	RG1 7TD
Telephone (daytime)	0118 939 0900
E-mail	

2 APPLICATION NO:

Agent's Name	PETER BRETT ASSOCIATES
Address	16 WESTCOTE ROAD READING
Postcode	RG30 2DE
Telephone	0118 950 0761
E-mail	N/A
Contact Name	MR. R. GROVES

3

Show the site outlined in red on the plans. Other land in the applicant's ownership or control must be shown outlined in blue.

Site Address or Location: M4 JUNCTION 11 AND ADJACENT LAND AT INTERSECTION OF A33/M4

4

What is the application for? Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development: RECONSTRUCTION OF M4 INTERCHANGE, INCLUDING WORKS TO APPROACH ROADS, CONSTRUCTION OF NEW MOTORWAY BRIDGES, FOOTBRIDGES, CYCLEWAYS, FOOTPATHS; RELOCATION & REBUILDING OF HIGHWAY MAINTENANCE DEPOT & POLICE FACILITY AND LANDSCAPE WORKS

5

State the fee enclosed with this application. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£5280 TO BE PAID BY RBC INTERNAL TRANSFER

6

State the applicant's interest in the land (circle as appropriate)

Owner / Prospective Purchaser / Lessee / (specify): PART OWNER AND PROSPECTIVE PURCHASER OF ALL LAND OUTSIDE THE OWNERSHIP OF THE HIGHWAYS AGENCY.

7

Give the area in hectares or part of a hectare. Total Site Area: 21.42 hectares

8

If your application involves the provision of dwelling(s), then also give:

Net Site Area: N/A hectares (see notes)

planning

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

9

List all the plans and drawings submitted with the application or enclose a separate schedule.

Plans/Drawings: SEE ATTACHED LETTER.

10

Does the application involve any of the following? *(tick all relevant boxes)*

- Change of Use ☐
- Demolition ☑
- Erection of New Building ☑
- Alteration or Extension ☐
- Engineering Operation ☑

(Engineering operations are not to be taken to include any alteration to an access)

11

What type of application is this? *(tick ONE box only)*

- Outline Permission ☐ *(See Questions 12)*
- Full Permission ☑ State relevant Outline Permission number. Also complete Questions
- Approval of Detail/Reserved Matters ☐
- Temporary Permission ☐ State [illegible]
- Variation/Relaxation of Conditions ☐ State relevant permission number
- Condition number(s) to be varied/relaxed

12

If this is an outline application or an Approval of Reserved Matters, which details if any, do you wish to be considered as part of this application? If none, tick 'none' box. *(tick all relevant boxes)*

- None ☐
- Siting ☐
- External Appearance ☐
- Design ☐
- Means of Access ☐
- Landscaping ☐

13

What is the existing use of the land/building? e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

MOTORWAY JUNCTION AND APPROACH ROADS, TOGETHER WITH ADJACENT AGRICULTURAL LAND; POLICE AND HIGHWAYS FACILITIES, COACH DEPOT

14

Does a Public Right Of Way *(Bridlepath, Footpath, BOAT, RUPP)* cross the site or run adjacent to the site or the proposed access? YES *If YES, show existing route(s) and any proposed alterations on the plans.*

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way? YES

Reading

planning

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

15

Are there any trees on the site? YES

If YES, show their accurate position, spread and species on the plans and which if any, are to be felled.

If YES, are any to be felled? YES – REFER TO SUPPORTING LANDSCAPE DRAWINGS AND ENVIRONMENTAL STATEMENT. *If YES, please supply a tree survey.*

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls:

B. Roofs: } TO BE DETERMINED BY CONDITION.

C. Walls, fences etc.:

17

How will surface water be disposed of? TO EXISTING SYSTEM.

18

How will foul sewage be disposed of? TO EXISTING SYSTEM.

To existing system?

If NO, please give details:

If YES, will there be any alterations to a non-mains drainage system?

If YES, give full details *(see notes)*: NO

19

What are the access arrangements? *Give details of pedestrian and vehicular access.*

As existing: SEE ATTACHED PLANS

As proposed *(or provide scale plan of proposals)*: SEE ATTACHED PLANS.

20

What provision is being made for parking?

	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Commercials: [illegible]	Commercials: Others
[illegible]	0	0	0	0	0	0	0
[illegible]	POLICE 57 HA 15	0 0	3 0	2 0	6 0	0	0
[illegible]	72	0	3	2	6	0	0

Reading

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

21

If this proposal involves residential development or the loss of residential units, complete this table.

N/A

22

How many of the proposed dwellings can be defined as sheltered? N/A

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance.

23

How many of the proposed dwellings can be defined as affordable? N/A

See note 10, page 4

24

Does the proposal involve the loss or gain of any non-residential building or use? YES / NO

If YES complete part 2 of the form

25

Has provision been made for the disabled *(see notes for applicants)* YES / NO

26

Does the proposal involve the extraction or processing of minerals, the disposal of mineral waste, or the the deposit or processing of refuse and waste materials? YES / NO

If YES please ask for and complete parts of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
PETER BRETT ASSOCIATES	READING BOROUGH COUNCIL TRANSPORT STRATEGY.	2nd Sept 2002.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading

planning

PLANNING APPLICATION

PART 2

Application for permission to carry out development – Town Planning Acts.

*This part of the form need only be completed if the application involves a **gain** or **loss** of **non-residential** development.*

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

27 Please read the accompanying **NOTES**

State the gross floorspace in square metres of all buildings to which this application refers.

USE CLASS	EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE	
	TO BE RETAINED	TO BE LOST BY CHANGE OF USE OR DEMOLITION	BY EXTENSION OR NEW BUILDING	BY CHANGE OF USE
		730	730	
		4425	640	
		5155	1370	

28

If a C1 (hotels, boarding & guest house) or C2 (Residential: school/college, hospital and convalescent/nursing home) use is proposed, please state number of bed spaces. N/A.

29

What is the estimated number of vehicle trips going to the site in a normal working day?

	Existing	Proposed
		REFER TO ATTACHED
		TRAFFIC ASSESSMENT REPORT.

Reading BOROUGH COUNCIL

Planning Building

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 2

30

Describe the activity or processes to be carried on.
Provide details of any equipment, plant or machinery to be installed and any end products. You may wish to expand on your answers in a covering letter.

1. CONTINUING USE BY THAMES VALLEY POLICE
2. CONTINUED BUT REDUCED USE BY HIGHWAYS AGENCY MAINTENANCE DEPOT.

31

Who will occupy the premises?
(a) Give the name and current operating address of the proposed occupier.

THAMES VALLEY POLICE
HIGHWAYS AGENCY.

(b) Will these present premises be vacated? RELOCATION AND RECONSTRUCTION. Yes ☐ No ☐

32

If known, how many people are likely to be employed on site after completion of the development?

NOT KNOWN.

EXISTING STAFF	TRANSFERRED STAFF	NEW STAFF	TOTAL

33

Does the proposal involve the use or storage of any of the hazardous substances listed in the notes?
If YES, state which material, the quantity and method of storage.

N/A.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. See NOTES TO HELP APPLICANTS.

Reading BOROUGH COUNCIL