APPLICATION NO:
O/2001/5151

LOCATION:
Baycroft Church Lane, Three Mile Cross Reading. Swifield

APPLICANT:
S Hangar C/O Focusmont Ltd.

PROPOSAL:
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **30/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: ~~Elaine~~ Vashi

(BATS.) APPROVED
NO 068 10/01/02 SV

RAILEX
Marbleboard

EASIFILE EP7

DO

263

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

S Hangar
C/O Focusmont Ltd.
11 Duval Place
Bagshot
Surrey
GU19 5LP

Application Number: O/2001/5151

Parish: **SHINFIELD**

Location: **Baycroft, Church Lane, Three Mile Cross, Reading.**

Proposal: **Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.**

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

Condition

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s), 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. 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
4. 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
5. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space herein approved has been provided. The vehicle parking space shall be permanently maintained and used for no other purposes.

Condition
9. 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
10. 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
11. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

Condition
12. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Condition
13. 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
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 ensure that the external appearance of the building is satisfactory.

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

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

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

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

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

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

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

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

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

Reason
12. To prevent pollution of groundwater.

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

Informative
1. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

Informative
2. The applicant is advised to take care during the demolition of the existing dwellings with respect to the neighbouring property of 'Eventide'.

Informative
3. 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 EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LT7 and LT5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WT7.

Informative
4. 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.

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

LISTING FORM Natalie Brown

Case officer: ~~**Elaine Vashi**~~ Application Number: **O/2001/5151**

Baycroft, Church Lane, Three Mile Cross, Reading.

Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

PLANNING SERVICES	HPT
DC	ENF
APP	
CS	

09 JAN 2002

COPIES TO:	ACK:
	FILE:

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 6 JAN 2002

Councillor M Bryant

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

WORK SHEET FOR : Elaine Vashi

Application Number : O/2001/5151

Applicant : S Hangar C/O Focusmont Ltd..

Location : Baycroft, Church Lane, Three Mile Cross, Reading.

Proposal : Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/12

Date of Neighbour Notifications : .....

Date of Site Visit : 4/12

Date Registered : 02/11/2001

Earliest Date for Decision : 30/11/2001

Latest Consultation Date/Site Notice Expiry Date : 30/11/2001

This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

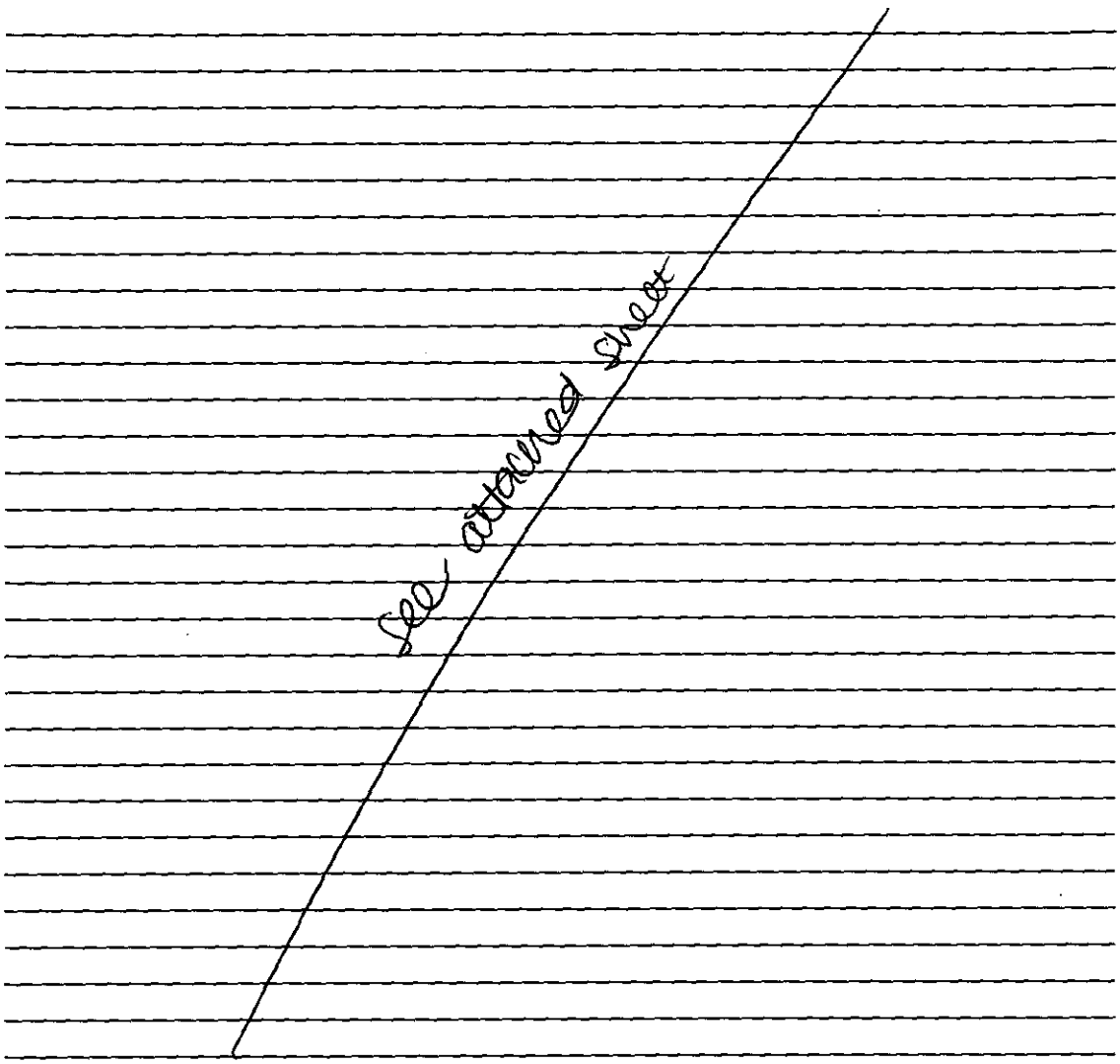
Consultation Responses :

Shinfield PC : no comments
Dinton Pastures - bat survey req'd.
Env Health - no objection, but rec cond CO70
Highways - no objections subject to conds
Landscape: no objections, does not consider that it would have a sig. impact upon countryside. Details of tree protection would need to be provided.
Letters of rep :- 'Eventide' concerned re drainage, if demolition approved that consid is given to locals re noise etc ; will consid. be given to exterior fascia re/ upkeeping, concerns re/ privacy to his prop. during demolition

Planning Issues : WDLP: Area special character, ID'd sett
LRLP: ID'd sett

Application Number: O/2001/5151

Appraisal :



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

* P.T.O for Env Ag. Planning cond & informative *

Application Number O/2001/5151
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C002	R002	Del: siting
			Del: the means of access thereto.
(2)	C012	R012	Ex materials to be agreed.
(5)	C017	R017	Boundary Treatment
(4)	C100	R100	Site ~~Plot~~ level
(3)	C070	R070	Hours of construction
(6)	C153	R153	Protection of trees
(7)	C049	R049	Garaging to be retained
(8)	C122	R122	Parking + turning
~~(8)~~	~~R129~~	~~R129~~	(Del: & turning)
(9)	C129	R129	construction vehicles
(10)	C130	R130	No mud during construction.
(11)			
—		Informative:	N03 (demolition notice).
—		Informative:	The applicant is advised to take care during
			the demolition of the existing dwelling
			with respect to the neighbouring property
			& 'Eversfield'.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ENV1, LBE1, LBE2, HS7 LT5
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WT7
GREEN BELT LOCAL PLAN POLICIES: —
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3
MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 8/1/02

condition

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

Reason: The proposed development may have an impact on bats which are of International importance + protected by law

PLANNING CONDITIONS:

12 **CONDITION:** No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

13 **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.

RECORD OF SITE VISIT

SITE ADDRESS: Baycroft Church Lane Three Mile Cross Reading. APPLICATION NUMBER: O/2001/5151	OFFICER: Elaine Vashi DATE OF SITE VISIT: 4/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at front of site

2. DESCRIPTION OF SURROUNDINGS
Edge of sett boundary. grazed on by horses.
Rural surrounding side/rear (fields).
Res.

3. DESCRIPTION OF SITE/BUILDING
Existing fence panels at front with d
Existing rear extn used as utility area.
Shed + wooden shed style garage to side of dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
currently along boundary with Eventide. taller than Baycroft with gable fronting highway. mix of gable at front + side.
Proposed would be located further from boundary - will project slightly further fwd than existing + Eventide, but not project back as far
→ has x1 g/f window in side elev & flat roof rear extn.

5. SITE CONSTRAINTS

TREES along front + rear boundary

ACCESS/PARKING Existing access to be retained
4 beds proposed ∴ 3 spaces req'd.

LEVELS

BOUNDARY TREATMENT low fencing at rear with fields.
wall with Eventide.

OTHERS fencing (1.8m) with driveway entrance + at front
(front fencing - majority is screened by hedging

Application Number: O/2001/5151 – Baycroft, Church Lane

Appraisal:

Development

Outline application for siting and access of a replacement dwelling and demolition of existing dwelling.

The site is located on the edge of the identified settlement of Shinfield. The boundary between the settlement and rural/green gap runs along the rear of the site.

1. Impact upon neighbouring properties

   Currently, the existing 2-storey dwelling is located along the boundary with Eventide (also 2-storey). Eventide is set less than 1m from the boundary. The proposed dwelling would be sited further from this boundary (1m), which would improve the relationship between the two dwellings.

   The proposed replacement dwelling would be set 0.6m further forward in the plot, however, due to being set away from all boundaries, it is not considered that there would be any adverse effects upon neighbouring properties compared to the existing.

2. Impact upon the character of the area

   The application is for siting and access only, and so the full impact in terms of street scene can not be fully assessed (however, there are a variety of style of detached dwellings). However, as the proposed dwelling would be set away from the boundary, it will increase the gap between the Eventide and the existing, which would be an improvement.

   In terms of impact upon the adjacent rural/green gap designation, the proposed dwelling would be set further away from the settlement boundary than existing.

   It is therefore considered that there would be no adverse impacts upon the character of the area. (Slab levels, materials plus height and elevations to be conditioned as approval of details).

   There are trees within the site, but these are not covered by a TPO. It is however, recommended that they be protected during the construction of the development.

3. Impact upon highway safety (parking provision)

   Provided that the parking and garage were retained, the Highway department would have no objection to the proposed development. They also recommend the inclusion of conditions with regard to siting of construction vehicles and that no mud be on the highway during construction.

4. Bats
   It is recommended that due to the proposed demolition of the existing dwelling and the possibility of bats being within the existing building, that a condition be added to the effect that, prior to the commencement of the development (including demolition) that a bat survey is undertaken by a trained and licensed bat surveyor, and should any evidence of bats be found, a licence be applied for from English Nature.

5. Neighbouring concerns
   'Eventide' wrote in with regards to the following:
   - Drainage. This is not an issue covered by planning (and the site is not within a Flood Zone), some aspects may be covered by Building Regulations.
   - Consideration to local residents if demolition is approved, re: noise etc. It has been recommended that a condition be added with regard to hours of construction (including any demolition).
   - Will consideration be given to the external fascia of the building – a condition has been added re: details of the external appearance/finish of the building is to be agreed
   - Demolition – an informative has been added advising the applicants to take care with respect to Eventide.

Approval: ✓ ~~**Refusal:**~~

Tel: (0118) 974 ~~6451~~ 6492

Date: 28.12.01

My ref: O/2001/5151

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/5151
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

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 ~~Elaine Vashi~~ Natalie Brown on **(0118) 974 ~~6451~~ 6492**. 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 7.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM Natalie Brown
Case officer: ~~Elaine Vashi~~ Application Number: **O/2001/5151**
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Bryant

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 ~~6451~~ 6492

Date: 28.12.01

My ref: O/2001/5151

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: O/2001/5151
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

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 ~~Elaine Vashi~~ Natalie Brown on (0118) 974 ~~6451~~ 6492. 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 7.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM Natalie Brown

Case officer: ~~Elaine Vashi~~ Application Number: **O/2001/5151**
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Pollock

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 ~~6451~~ 6492

Date: 28.12.01

My ref: O/2001/5151

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/5151
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

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 ~~Elaine Vashi~~ Natalie Boon on (0118) 974 ~~6451~~ 6492. 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 7.01.02

Yours faithfully

Principal Development Control Officer

LISTING FORM Natalie Boon
Case officer: ~~Elaine Vashi~~ Application Number: **O/2001/5151**
Baycroft, Church Lane, Three Mile Cross, Reading.
Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor B Patman

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



WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~17 OCT 2001~~ 02 NOV 2001

Officer: E.C. | Application No. O/2001/5151

Map No. 78 Site 0:03

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(P) Application for Outline Consent for Erection of Replacement Detached House Demolition of Existing Dwelling

Location: BAYCROFT, CHURCH LANE

Parish: SHINFIELD Ward: SHINFIELD

Applicant: S. HANGAR

Fee Received 190.00 (3) 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	@ 12 – show trees on plan ✓ + Parking for 3 vehicles. ✓	26/10	✓ 2/11
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 : 6/11..... 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 .....

A Glendoss – Demolition – bats?

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Groundwater Protection Zones 2 & 3.

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

HERITAGE BODIES

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

OTHERS: Area of Special Character

.....
.....
No pre-apps

NEIGHBOURS:

S/N + See map.
+ p/s include site inside red line.

ENVIRONMENT AGENCY

Our Ref : SP/2001/004825-1/1
Your Ref : O/2001/5151

Date : 19 December 2001

51192

PLANNING SERVICES	HPT
POL	TLS
DC NAB	ENF
APP	
CS	
24 DEC 2001	
COPIES TO:	ACK:
	FILE:

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

Dear Sir/Madam

OUTLINE CONSENT FOR REPLACEMENT DETACHED HOUSE - BAYCROFT, CHURCH LANE, THREE MILE CROS, READING

Thank you for your letter dated 6 November 2001, received on 9 November 2001. Please quote the following reference in any correspondence: SU76NW/12/17. 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: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

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

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

Land Drainage

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.

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.

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

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

ADVICE TO APPLICANT

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.

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.

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.

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.

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

pp **MATTHEW ROSE**
Development Planning Officer

CC: Focusmont Ltd

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

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 13 December 2001

Location:	Baycroft, Church Lane, Three Mile Cross, Shinfield
Proposal:	Application for outline consent for the erection of replacement detached house. Demolition of existing dwelling.
Application Number:	O/2001/5151

In response to your consultation dated 6 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals, as I do not consider the proposed dwelling to have a significant impact on the surrounding countryside. The proposed dwelling (although in outline) will come slightly closer to the trees within the site than the existing house, however the trees are shown to be retained. The applicant will need to provide details of tree protection measures to BS 5837, Trees in relation to construction, to be approved before any construction work commences on site.

Catherine Brimble

Catherine Brimble
Landscape Architect

NAB OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CE	

0 6 DEC 2001

COPIES TO:	ACK ✓
	FILE:

0/2001/5151

Eventide,
Church Lane,
Three Mile Cross,
Reading.
RG7 1HD

04 December, 2001

RE: Baycroft Cottage, Church Lane.

To Whom It May Concern:

I am writing re the proposed demolition of the said property. As an immediate neighbour I do have a few concerns regarding the situation.

1. Possible problems with the drainage system.
2. If demolition is approved, that consideration is given to local residents in regard to noise levels and general disruption.
3. Will consideration be given to the exterior fascia of the proposed property in regards to it being in keeping with the rest of the lane, in particular the older feel of the next two properties.
4. Finally, as our two properties were once adjoining, the space between them is very narrow and thus I have concerns about potential problems, especially during the demolition.

Thank you for taking the time to let me air my concerns. I hope that the above points will be given relevant consideration and I look forward to hearing from you in due course.

Yours sincerely,

Wilford

Mrs J. Wilford

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

19th November 2001

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2001/5053
Location: Meteorological Office, Shinfield Park, Shinfield
Proposal: Outline application for proposed residential development to a maximum of 325 dwellings with retained and new open space, community centre and security fence.
Case Officer: Angela Odell
Observations: See attached letter

F/2001/5131 NATALIE
Location: Lea Fields House, Great Lea, Three Mile Cross
Proposal: Proposed change of use of part of land from residential to use for storage of caravans
Case officer: Elaine Vashi
Observations: We strongly object on the basis that it is in designated open countryside in the green gap between Reading and Grazeley.

We are concerned that the proposed storage will lead to residential occupation and we wish to challenge that the land concerned has never had residential designation.

We are also concerned about the entry and egress onto an already busy road with inadequate visibility splays.

0/2001/5143 NATALIE
Location: land adjoining 171 Hyde End Road, Shinfield
Proposal: Outline application for the proposed erection of one detached dwelling
Case Officer: Elaine Vashi
Observations: We object on the basis that it is a Greenfield site in open countryside and fails to conform with PPG (Housing 2000) guidelines

Continued...

F/2001/5014
Location: 247 Shinfield Road, Reading
Proposal: Proposed single storey rear extension to dwelling to form car port and conservatory
Case Officer: Natalie Brown
Observations: We object on the basis that it is inappropriate development and in close proximity to the neighboring house. We are also concerned about the separation of the so-called conservatory form the main residence.

F/2001/5067 NATALIE
Location: land rear of 12 & 13 Aborfield Road, Shinfield
Proposal: Proposed erection of three dwellings with parking
Case Officer: Elaine Vashi ✓
Observations: We strongly object on the basis that it is inappropriate back garden development creating serious parking problems with access along a single-track cul-de-sac which regulations stipulate should only have a maximum of five dwellings off it. With the proposed development there would be seven dwellings being served.

We are also concerned about the entry and egress onto an already busy A327.

F/2001/5108
Location: 151 Whitley Wood Road, Reading
Proposal: Proposed erection of 2 semi detached dwellings (retrospective)
Case Officer: Elaine Vashi ✓
Observations: No comment

F/2001/5070
Location: 244 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling
Case Officer: Helen Pollock
Observations: No comment

CON/2001/5087 – Adjoining Parish Consultation
Location: land at Field Farm, Mill Road, Burghfield
Proposal: Temporary permission for recycling centre for inert wastes to produce secondary aggregates with associated mobile plant and portable cabin office
Observations: No comment

F/2001/5021
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey front extension (Amendment to consent F/2001/3718)
Case Officer: Andrew Thorley
Observations: No comment

F/2001/5016
Location: 6 Appletree Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling and relocation of boundary fence.
Case Officer: Natalie Brown
Observations: No comment

O/2001/5151 NATALIE.
Location: Baycroft, Church Lane, Three Mile Cross
Proposal: Application for outline consent for erection of replacement detached house. Demolition of existing dwelling
Case Officer: Elaine Vashi
Observations: No comment

Continued....

Elaine Vashi NATALIE

From: Andy Glencross
Sent: 16 November 2001 14:43
To: Elaine Vashi
Subject: Planning Application O/2001/5151 Baycroft Church Lane Three Mile Cross

Hi Elaine

My comments on the above are as follows.

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

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

27/11, 15:48
Ltr msg that bat survey req'd
Gave them Andy's NF to contact
for further info.

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 06 November 2001

Application Number: O/2001/5151

Proposal: Application for outline consent for erection of replacement detached house. Demolition of existing dwelling.

Parish: SHINFIELD PARISH

Site Address:
Baycroft, Church Lane, Three Mile Cross, Reading.

Applicant:
S Hangar C/O Focusmont Ltd..

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).

C049, R049.
C122, R122.
C129, R129.
C130, R130.

Signed: _____ **Print name:** AC 8/11/01

Elaine Vashi

From: John Mullaney
Sent: 08 November 2001 13:10
To: Elaine Vashi
Subject: Baycroft, Church Lane, Shinfield O/2001/5151

I have no environmental health objections to this application but would recommend that standard planning condition C70 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

02.NOV.2001* 5151

1509/ab

PLANNING APPLICATION PART 1



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

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

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

For office use only
Application No.

1.	YOUR NAME	S. HANGAR.
	ADDRESS	BAROSSA FARM SCHOOL ROAD
		RISELEY
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	FOCUSMONT LTD
	ADDRESS	11 DUVAL PLACE
		BAGSHOT SURREY
	POST CODE	GU19 5LP Tel No. 01276 452899
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	BAYCROFT,
		CHURCH LANE,
		THREE MILE CROSS
4. Give the area of the application site in *hectares, if appropriate, or part of a hectare.*	SITE AREA	0.03 ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE
		& ERECTION OF DETACHED HOUSE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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	

WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL
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 SUBMITTED LATER
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 — SOAKAWAY
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	~~YES~~ / NO
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO
19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.	YES ~~YES / NO~~

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

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 £ 190—00 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 S. Hooper DATE 15/10/01

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.

1789/a

02.NOV.2001* 5151

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . S. Hangar . . . . . .

Date . . . . . 15/10/01 . . . . . .

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

ADDRESS BAYCROFT CHURCH LANE

10 210 009

PARISH SHINFIELD

PLOT No. Old Property

ORD. SHEET No. SU7167 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/232/63	Mr R H. McNaught	Extens & Alterations	13. 6. 63	App - N/A.
97/65954/F	Miss S. Farmilog	Garage	29.8.97	C/A

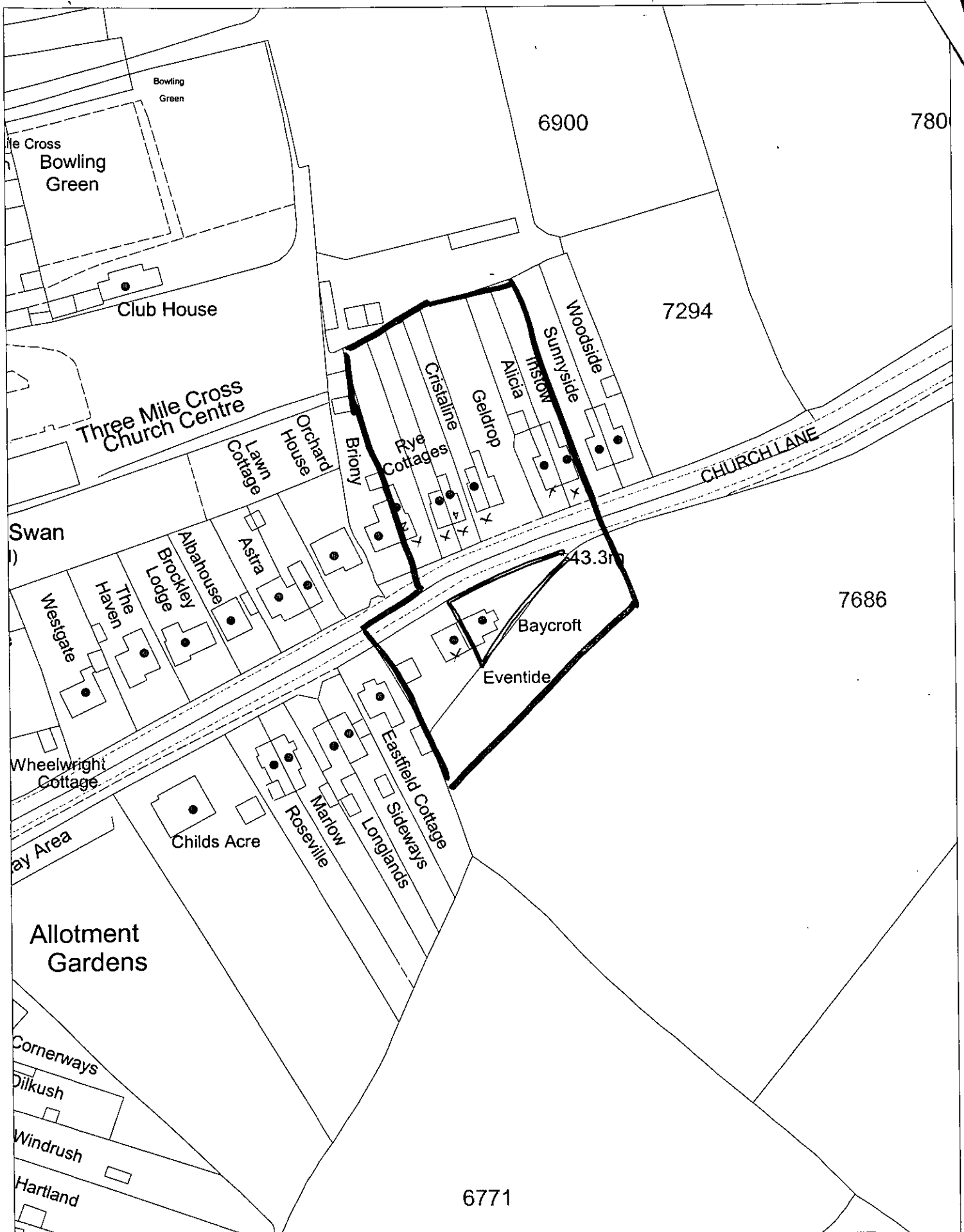
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

02.NOV.2001 * 5151



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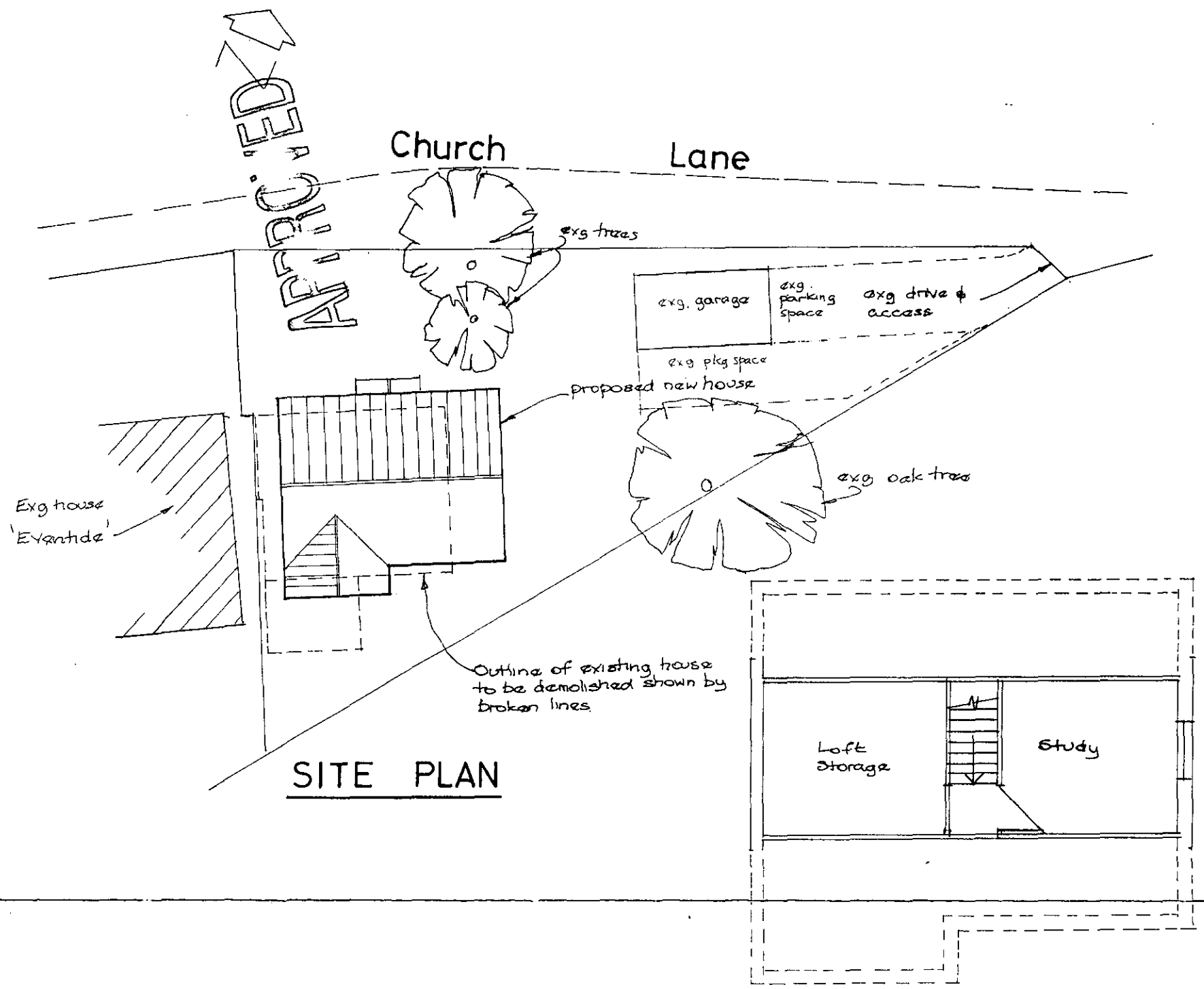
Development Control Section, Environmental Services, Wokingham District Council.
25 October 2001

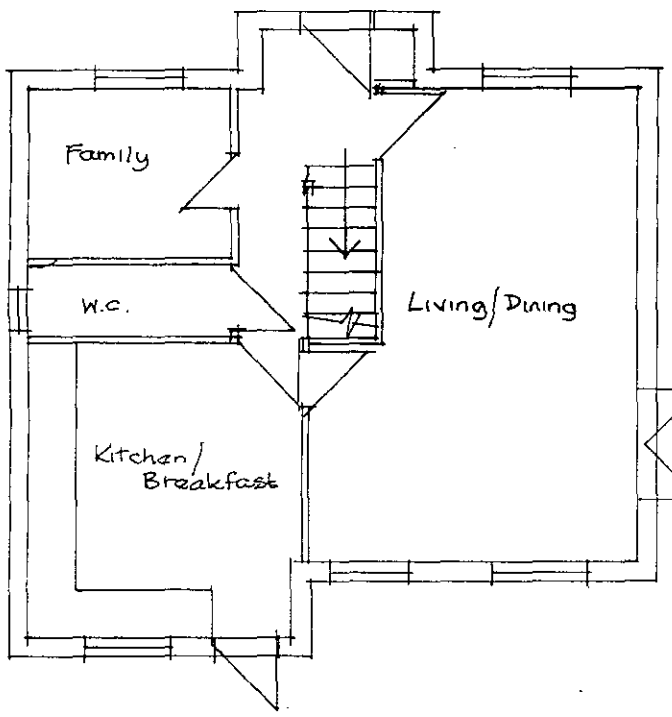
Scale: 1 : 1250

N W E S

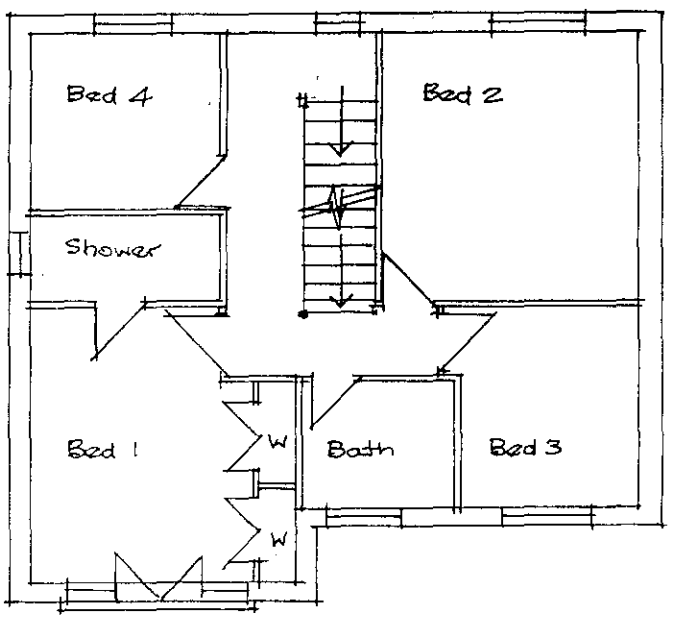


SITE PLAN

second floor plan



ground floor plan



first floor plan

ILLUSTRATIVE FLOOR PLANS

Focusmont Ltd

0 10 20 30 40 50 60 70 80 90 100

11 Duval Place, Bagshot, Surrey GU19 5LP
Tel: 01276 452899

Rev A : Oct 01 : Exg trees & parking added

Scale	Date
1:100 1:200	oct 01

Baycroft Church Lane
Three Mile Cross

Dwg. no.	Rev.
FL 705-1	A.

02.NOV.2001 * 5151

Ordnance Survey®

02 NOV 2001 5151

Siteplan®

1:1250 Scale



APPROVED

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20 0 20 40 60 80

Metres

BAYCROFT, CHURCH LANE
THREE MILE CROSS
READING
RG7 1HD

Centre coordinates : 471665mE 167869mN

National Grid sheet reference at centre of this Siteplan: SU7167NE.

Supplied by : Dome, Guildford
Serial Number : 531595

Ordnance Survey

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KALAMAZOO 10378923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Memrl.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/