APPLICATION NO:
F/2000/1773

LOCATION:
173 Old Woosehill Lane & 136 Reading Road, Wokingham.

APPLICANT:
Beazer Homes Ltd C/O Broadway Malyan Ltd

PROPOSAL:
Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: ~~Simon Lewis~~ BO

FILE 1. (See file 2 for conditions)

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Persimmon Homes T V Ltd
C/O Jon Regent
45 – 47 Station Road
Gerrards Cross
Bucks
SL9 8ES

Application Number: F/2000/1773

Parish:	**WOKINGHAM**
Location:	**173 Old Woosehill Lane & 136, Reading Road, Wokingham.**
Proposal:	**Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access.**

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

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

Condition
2. 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. 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
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Condition
6. 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
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) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawing(s).

Condition
8. The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. They shall be fixed shut, and be permanently so retained thereafter.

Condition
9. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
10. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason
8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
9. To ensure that satisfactory provision is made, in the interests of amenity.

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

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

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

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

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

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

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

Reason
17. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Reason
19. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

Reason
21. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
22. To protect/conserve the natural features and character of the area.

Reason
23. In the interests of highway safety.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 6th June 2001 and 3rd July 2001 and does not approve the proposals as originally submitted.

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

Berkshire Structure Plan Policies EN1, LD6 and H9.
South East Area Local Plan Policies STV1, SBE1, SBE2, SPS1 and SH8.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WBE11, WBE12 and WH6.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabados on 01276 45 4373 for details.

Informative
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse.
Contact Nick Weddell on 01276 454405 for further details.

Informative
5. Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
Contact Amanda Reed on 01276 45 4331 for further details.

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

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

Condition
13. The dwellings hereby permitted shall not be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
14. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.

Condition
15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x 70m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
16. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
17. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

Condition
18. The existing vehicular access onto the Reading Road to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

Condition
19. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

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

Condition
21. A buffer zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

Condition
22. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Condition
23. No development shall take place until such time as a traffic calming scheme has been implemented following public consultation with local residents.

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

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

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
6. 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.

Informative
7. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such an access.

Anna Cronin
Head of Planning & Transportation
Date: 22/02/2002

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.

Yateley Office
West House,
Plough Road,
Yateley,
Hampshire GU46 7UW
Tel: (01252) 879 879
Fax: (01252) 879 900
DX 94350 YATELEY
www.beazer.co.uk

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Beazer HOMES

Our Ref: PB/ECT/990071/polnik

Ms Polnik
Wokingham District Council
DX: 33506
WOKINGHAM

13th December 2000

Dear Ms Polnik

RE: APPLICATION NO: F/2000/1773
ERECTION OF 22 FLATS & 2 HOUSES

As discussed on the telephone, we are working towards removing the highway objection to the access from Old Woosehill Lane for the above proposed development. This in part involves making a contribution to an wider traffic calming scheme.

In order to assess the extent to which Beazer Homes can contribute to this wider scheme, I need to establish the extent of other contributions towards education and community facilities.

We have already agreed a contribution for a scheme of flats at Eastcourt Avenue, Earley with your Authority. I would anticipate a similar level of contributions would apply to the flatted element of this proposal.

I look forward to hearing from you as soon as possible.

Yours sincerely

Paul Bedford
Senior Land & Planning Manager
For Beazer Homes Yateley
A division of Beazer Homes Limited

BEAZER HOMES LIMITED REGISTERED IN ENGLAND NO 361750 REGISTERED OFFICE: ST JAMES HOUSE, THE SQUARE, LOWER BRISTOL ROAD, BATH BA2 3SB.
A MEMBER OF BEAZER GROUP A CHARTERED BUILDING COMPANY

NHBC Registered House Builder

BRIEF NOTES OF SAI MEETING – 17TH APRIL 2000

Present : Helen Rowlay
Lisa Jarvis
Suzanne McLaughlin
Neil Trotter
John Mitchell

Apologies : Howard Squires
Tim Kingswood
Jim Dunning

John Mitchell (Development Control Manager was welcomed to the SAI meeting.

Three Briefing Reports from Development Control were considered and the following recommendations were made :-

1. Land at r/0 26-50 Pitts Lane, Earley (O/2000/0919)

- Education contribution (standard sum) for both primary and secondary schools in the area (e.g. St Peters/Highwood Primaries, Bulmershe and Waingels Secondaries).
- Leisure contribution to improvements to off-site play areas in locality plus standard contribution to library book stock.
- Contribution towards cycleway improvements in Pitts Lane (more information required on scheme – Highway Planning to provide).
- 20% affordable housing – special need flats.

2. 136 Reading Road, Wokingham (Pre-application)

- Education standard contribution for primary school (but dependent on catchment – if Emmbrook there is spare capacity).
- Leisure contribution to provision of teenage adventure equipment at Woosehill plus contribution to library book stock.
- Improvements to increase capacity of junction with Reading Road (right hand turn) plus possible bus lane (but more information required).
- Former brickwork site therefore contamination survey and possible clean-up required.

3. Land adj. Maiden Place Community Centre, Earley (O/2000/0882)

- Education standard contribution (primary school only - all schools at capacity in Lower Earley).

- Highways raised concerns about the adequacy of parking and traffic generation from the Church building. N.B. further details required in order to make a proper assessment.

Our next scheduled meeting is on Monday, 5th June at 10.00 a.m. in the Planning Meeting Room (East Wing). It would be appreciated if anyone unable to attend can let Gillian know in advance who will be coming in his or her place.

M. Sartorio
18th April 2000

CONFIDENTIAL

SAIR PANEL BRIEFING NOTE

APPLICATION NO: PRE APPLICATION
CASE OFFICER: BASIA POLNIK

APPLICANT: BEAZER HOMES
LOCATION: 136 READING RD, WOKINGHAM
PROPOSAL: DEMOLITION OF 2 EXISTING DWELLINGs AND ERCTION OF 2 DETACHED HOUSES AND 21 FLATS

Proposal relates to an existing property located on a backland plot (approx. 0.85ha) rear of Reading Rd, Old Woosehill Lane and Westward Rd. Access is currently from Reading Rd adjoining the petrol filling station.

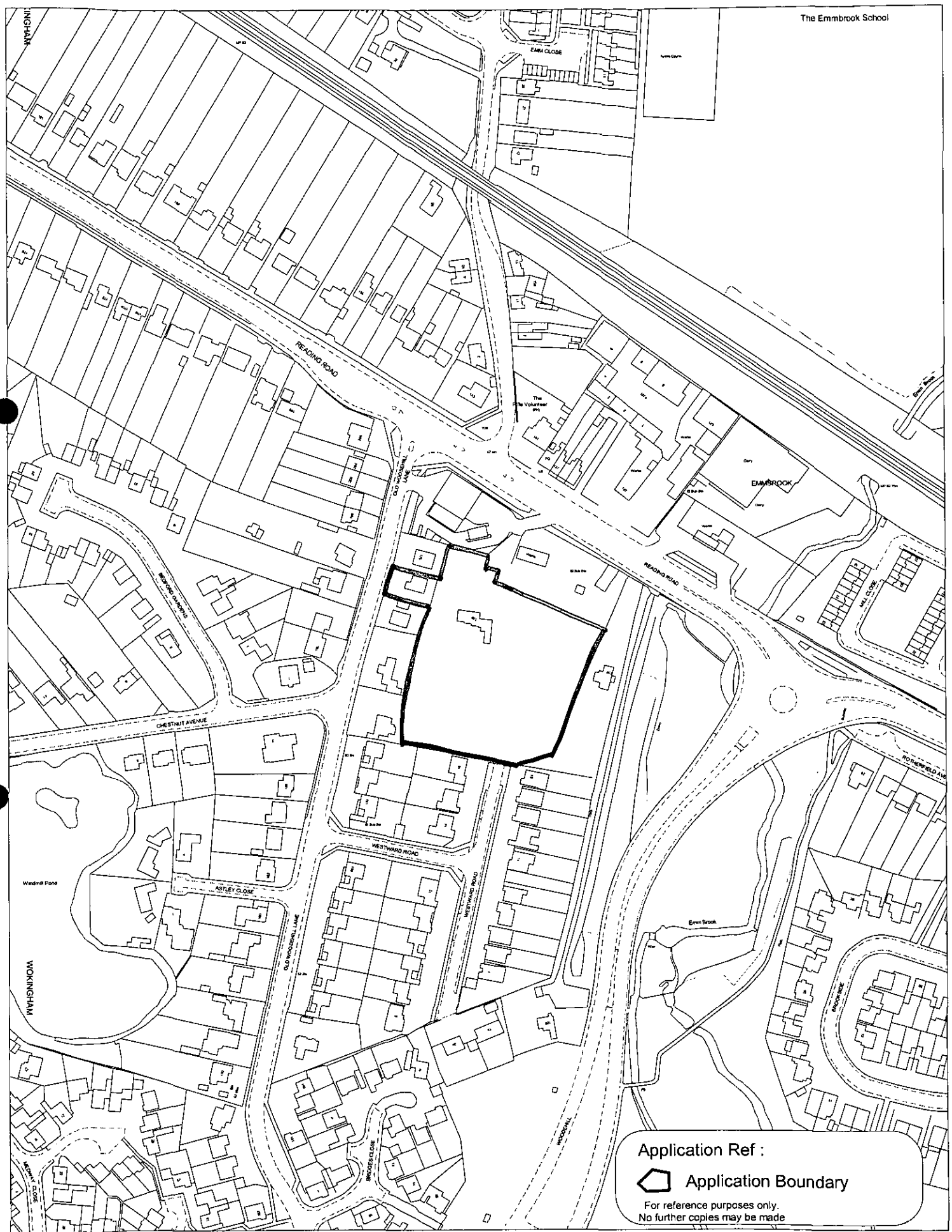
The proposal would involve the demolition of the existing house on site and 173 Old Woosehill Lane, the erection of 2 detached houses either side of the new access and a part 2 storey and part 3 storey development of 21 flats. The new access would be off Old Woosehill Lane between nos. 171 and 175. The dwelling mix would be as follows:

1 bedroomed flats x 3
2 bedroomed flats x 18
4 bedroomed houses x 2
Total 23 units

There are a number of trees particularly along the boundary with Westward Rd which are the subject of a TPO. Any application would need to be accompanied by a full tree survey and a traffic impact assessment.

Primary considerations for SAIR panel:

- **Highway requirements**: contributions/junction improvements
- **Public Open Space**: possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- Social Housing: not applicable as the proposal is for less than 25 dwellings



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2000

Scale: 1 : 2500

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BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
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Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref: 8473\60\4\DHA\NAW

13 March 2000

Dear Mrs Polnik

136 Reading Road, Wokingham

I refer to our telephone conversation on 11 March 2000 and would confirm our meeting arranged for 27 March at 11 am to discuss proposals for 23 no. dwellings on the above site on behalf of our clients Beazer Homes.

There has been a great deal of previous discussion in respect of residential proposals relating to this existing residential site which we understand is within the settlement boundary, and we would refer you to previous meetings with Wokingham District Council Officers on 28 April 1999, 14 May 1999 and correspondence with Wokingham District Council Officers on 15 May 1999, 27 May 1999, 3 June 1999 and 7 June 1999.

It is our understanding from previous discussions with Heather Morgan that residential development is acceptable in principle upon this site, subject to resolving issues relating to means of access and tree preservation and accordingly we enclose a copy of our initial site coverage plan 8473/SK1 for comment

We trust you will be able to convene the views of both the highways officer and the tree officer prior to our meeting on 27 March 2000 and I will contact you later this week for an informal view.

Many thanks for your assistance.

Yours sincerely,

DAVID ANDERSON
Associate Director

Direct Line: 0118 930 7606

c.c. Paul Bedford, Beazer Homes

cc. N. Ettenington - please could I have your comments before 27.3.00

cc. T. Colloghan - -11-

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Confidential

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 20/03/00

Location: 136 Reading Road, Wokingham

Proposal: Erection of 21 Flats

Application Number: Pre-application

I refer to the letter dated 13th March from BroadwayMalyan and attached plan concerning the proposed development of the above site.

I have no objection in principal to the development of the site.

Part of the site is included in Tree Preservation order No. 493/1989. The design of the scheme should allow for an appropriate relationship with trees proposed to be retained. It should also take account of the Green Routes policy (WBE12) as it is next to the Reading Road.

I would recommend that we should only deal with an application for full planning permission rather than outline. As part of the application the following information will be required:

1. Tree survey/arboricultural implication study (BS5837:1991)
2. Details of how trees will be protected during development.
3. Details of existing levels and final finished levels.
4. Details of where all underground services will be routed.
5. Landscape scheme and details of how communal landscaped areas will be managed in the future.
6. Details of construction of any hard surfaces that are proposed within protected areas of trees.

My initial view on the site coverage plan is that it shows construction too close to trees. This could cause damage to trees during construction works and lead to pressure to fell trees where they cause problems for future residents. A large part of the site does not have many trees on it so it should be possible to design a scheme that does not give rise to these concerns.

Please let me know as soon as possible if you think it would be beneficial for me to attend the meeting next Monday.

Neil Etherington
Senior Arboriculturist

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Basia Polnik

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Application Number: Pre-application

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Neil Etherington
Senior Arboriculturist

136 READING RD

- 23 dwellings
  2 houses
  21 flats (3 storey)

dwelling mix
  2 x 4 bed.
  18 x 2 bed
  3 x 1 bed

SAI applicable on proposal of 10+

Affordable Housing not applicable as less than 25 dwellings proposed or @ 1 ha. (otherwise 25%)

Highways
Education
~~Libraries~~ Community facilities
Recreation/open space
} subject to s106

Full appln.
Traffic Assessment
Tree Survey
Level - existing and proposed
underground services
Landscape scheme - use of communal area / hard surfaces
Possible concern over 3 storey - elevations?
Current layout too close to trees

SAI 17th April.

J N Coles FRICS, FAAV
S J Brett FRICS, FAAV
G D White ARICS, FAAV
T B Dunn ARICS
K J Clarke ARICS, FAAV ACIArb.

Associates
R J Fuller FRICS, FAAV
T J Giblin BSc, FRICS
R S Moser FNAEA
Caroline Cope
S A Jones BA ARICS ASVA

Consultants
L J F Mackay FRICS
R White FSVA

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Agricultural Department- Tel: (01256) 327711
Fax: (01256) 320604
e-mail: basingstoke@simmonsandsons.com

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S. Lewis Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire. RG40 1WR

BY FAX: 0118 974 6486
& POST

Our Ref: GDW/MB/99/90

Your Ref: F/2000/1773

Date: 31st July, 2000

Dear Mr. Lewis,

Re: 173 Old Woosehill Lane and 136 Reading Road, Wokingham

I have been trying to get hold of Tom Callaghan of the Highways Department or yourself for the last week or so but, unfortunately, have not yet been able to make contact. As I am going away on holiday on Thursday, 3rd August, I would be grateful if one of you could ring me as soon as possible with regard to the above sites.

In particular, I would like to hear your comments with regard to the proposed access out on to Old Woosehill Lane and the sightlines that exist.

Yours sincerely,

Geoffrey D. White

J N Coles FRICS, FAAV
R J Brett FRICS, FAAV
G D White ARICS, FAAV
T B Dunn ARICS
K J Clarke ARICS, FAAV ACIArb.

Associates
R J Fuller FRICS, FAAV
T.I Giblin BSc, FRICS
R S Moser FNAEA
Caroline Cope
S A Jones BA ARICS ASVA

Consultants
L J F Mackay FRICS
D White FSVA

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S. Lewis Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire. RG40 1WR

BY FAX: 0118 974 6486
& POST

Our Ref: GDW/MB/99/90
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Date: 31st July, 2000

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Yours sincerely,

Geoffrey D. White

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

APPLICATION NO: F/2000/1773 **CASE OFFICER:** BASIA POLNIK

APPLICANT: BEAZER HOMES
LOCATION: 173 OLD WOOSEHILL LANE & 136 READING ROAD, WOKINGHAM
PROPOSAL: REDEVELOPMENT TO PROVIDE 22 FLATS AND 2 DWELLINGS

Proposal relates to a 0.083ha site located on the eastern side of Old Woosehill Lane and south of Reading Road. It is located within the settlement boundary. Part of the site is covered by a TPO. The application is for demolition of the existing dwelling and redevelopment of the site for 22 flats (21 x 2 bedroomed flats & 1 x 3 bedroomed flat) and 2 x 4 bedroomed houses. Access would be from Old Woosehill Lane.

Primary considerations for SAI panel:

- **Highway requirements**: contributions/ improvements
- **Public Open Space**: whether would be adequate on-site provision and/or possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- **Social Housing**: no requirement as proposal is for less than 25 dwellings

- Traffic calming in 2 places
- on-site provision footpath link or off site contribution Simons Park playpark (discussed D Mr. Bedford not possible to have link to Westwood Rd due ransom strip)
- Education (Helen Rowley) £34,522 for primary school in no capacity
  Discussed with Hilary Wardle x 6166 29.1.01 who confirmed no capacity at Hawthorns Primary School :. request contribution of £34,522

Main issues

- Highway Authority: Visibility splays need to be provided of 2.4m x 90m to the south
detailed site survey required, as HA are not convinced that this can be achieved
to determine full extent of visibility

- Arboriculturalist: revisions to layout

- Discussed above with Mr Fontera (agent) 19/1 and advised agent of NE's comments. Education and Recreation to confirm contributions required.

Basia Polnik

From: Hilary Wardale
Sent: 29 January 2001 17:23
To: Basia Polnik
Subject: F/2000/1773 173 Old Woosehill Lane & 136 Reading Road, Wokingham

Just to confirm our phone conversation.
The above development falls into the Hawthorns Primary School catchment area. This school is currently full (according to its NOR ie number on roll, on 18 January 2001). Therefore we will be claiming education contributions for the primary sector.

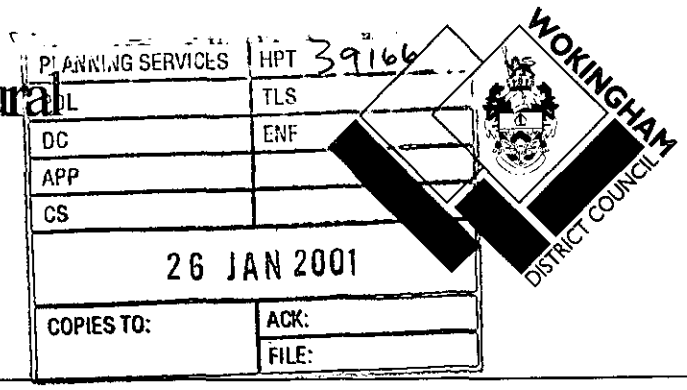
Using the DfEE formula:
Net gain dwellings* child yield per dwelling* cost of providing educational place* regional factor

the calculation is:
23 * 0.3 * £4720 * 1.06 = **£34,522 developer contribution requested.**

No education contribution is requested for the secondary sector, owing to the nature of the development.
Please note: the DfEE figure for the cost of providing an educational place (ie cost multiplier figure) is set by the DfEE each financial year, and for Primary education it will increase from £4,720 to £4,798 for the 2001 -2002 financial year.

Please contact me or Helen Rowlay if you need details on what the money can be used for.
Regards
Hilary Wardale
(ext 6166)

Education and Cultural Services Memorandum



To: Basia Polnik **From:** Lisa Jarvis

Re: F/2000/1773 **Date:** 25th January 2001

Redevelopment of 173 Old Woosehill Lane

Further to your memo regarding the above site, please note our observations below.

The proposed development is for 24 residential dwellings, this is a considerable size development and as such the District Councils adopted standards require infrastructure facilities be provided.

Applying these standards to a development of this size means that 0.25 ha of public open space should be provided on site along with a small amount of play equipment. (LAP).

I understand that no real open space provision has been included within the design of the development. Therefore we would request that a contribution to enhance off site facilities be made. This funding would be used at the nearby Sirius Close play area to upgrade the existing facility. A sum of £5,000 would be requested.

Please keep me updated on the progress of this application.

Lisa



PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax: 01753 892898
DX 40250 Gerrards Cross
www.persimmonhomes.com

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OUR REF. 15.TC.30.JR/CF

Mr T Callaghan
Highways Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

15 May 2001

SUBJECT TO CONTRACT

Dear Mr Callaghan

RE 136 READING ROAD, WOKINGHAM

Further to our letter of 8 May and our subsequent telephone conversation I understand that you were to meet with Parkman Associates on Thursday 10 May to discuss progress on the cycleway plans. I assume you have now had this meeting and that this drawing will be forthcoming sometime this week. As outlined in our previous letter our clients are becoming increasingly concerned at the delays on what is a relatively straightforward matter which appears to be holding up the progress of the entire planning application.

On a related matter you mentioned the requirement for highways contributions in respect of the rest of Old Woose Hill Lane and I would refer you to a letter of 12 February 2001 from Paul Bedford of Beazer Homes, which states that they would be willing to pay a contribution of £30,000. I assume that this is satisfactory and can only conclude that this outstanding drawing from Parkman is all that is awaited.

I would be grateful if you could contact me on the following number to advise of progress:- 01753 895540.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B Polnik Wokingham District Council
Mr S Tapper Persimmon Homes (Thames Valley) Limited

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

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www.persimmonhomes.com

OUR REF.

Mr T Callaghan
Highways Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

8 May 2001

SUBJECT TO CONTRACT

Dear Mr Callaghan

RE 136 READING ROAD, WOKINGHAM

Further to our telephone conversation, understand that you have instructed an external consultant (Parkman Associates at Bristol) to formulate a design of the proposed cycle path along Old Woose Hill Lane. I have been led to believe that this is one of the ultimate issues that needs to be resolved prior to this going to the Planning Sub-Committee and would be grateful if you could contact me this week to advise of the likely timescales in which this drawing will be forthcoming.

The Owners of the site are becoming increasingly concerned with the delays we appear to be encountering on this application, therefore, your prompt attention on this matter is greatly appreciated.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B. Polnik — Wokingham District Council
Mr P Williams — Grainsfield Ltd

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), I H M Shepherd Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fox-Thorpe, P...

FILE COPY

Beazer

YATELEY OFFICE
West House
Plough Road
Yateley
Hampshire
GU46 7UW

T 01252 879 879
F 01252 879 900
DX 94350 YATELEY
www.beazer.co.uk

Our Ref: PB/ECT/990071/tc

12th February 2001

Tom Callagham
Wokinham District Council
DX: 33506
WOKINGHAM

Dear Tom

RE: 136 READING ROAD, WOKINGHAM
TRAFFIC CALMING

Just a short note to confirm our agreement of yesterday. Beazer Homes are prepared to construct the cycleway proposal immediately outside of our site as shown on the Parkman initial drawing.

In addition to pay £30,000 to the scheme for the rest of Old Woosehill Lane.

In terms of progressing to committee the Parkman scheme will be tabled and referred to in our drawings. The fully detailed scheme of traffic calming/cycleway be covered by condition.

Given the above please confirm the highway objection to the scheme will be removed.

Yours sincerely

Paul Bedford
Senior Land & Planning Manager
For Beazer Homes Yateley
A division of Beazer Homes Limited

PERSIMMON

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45-47 Station Road
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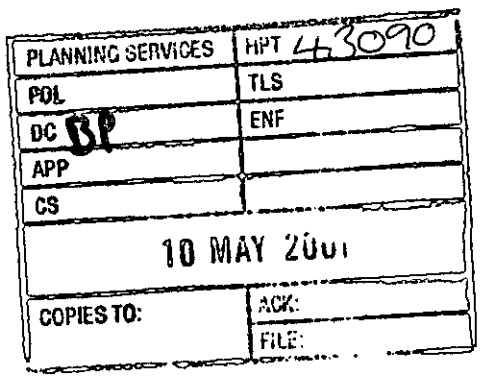
OUR REF.

Mr T Callaghan
Highways Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

8 May 2001

SUBJECT TO CONTRACT



Dear Mr Callaghan

RE 136 READING ROAD, WOKINGHAM

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The Owners of the site are becoming increasingly concerned with the delays we appear to be encountering on this application, therefore, your prompt attention on this matter is greatly appreciated.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B. Polnik — Wokingham District Council
Mr P Williams — Grainsfield Ltd

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

CONFIDENTIAL

SAI PANEL BRIEFING NOTE

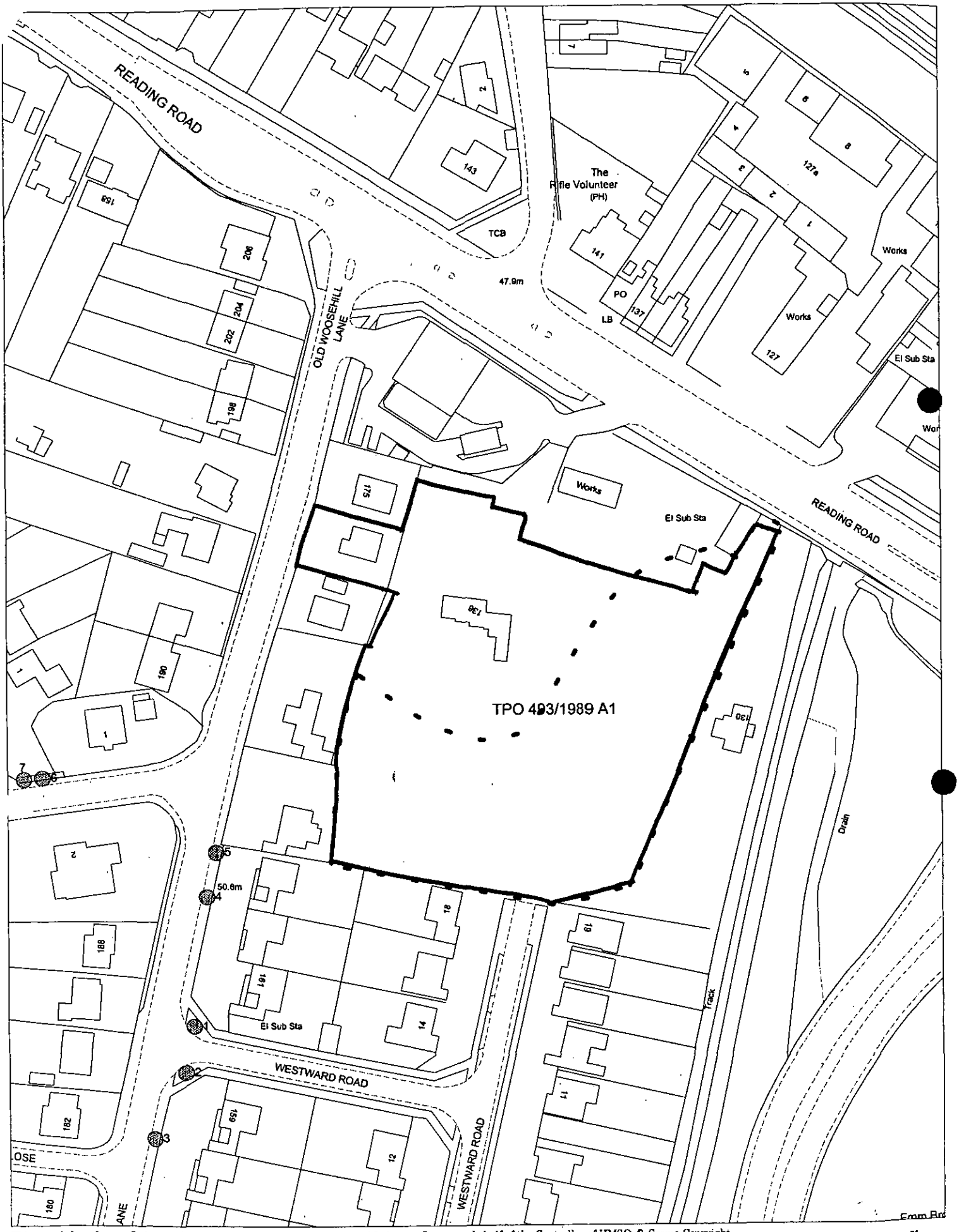
APPLICATION NO: F/2000/1773 **CASE OFFICER**: BASIA POLNIK

APPLICANT: BEAZER HOMES
LOCATION: 173 OLD WOOSEHILL LANE & 136 READING ROAD, WOKINGHAM
PROPOSAL: REDEVELOPMENT TO PROVIDE 22 FLATS AND 2 DWELLINGS

Proposal relates to a 0.083ha site located on the eastern side of Old Woosehill Lane and south of Reading Road. It is located within the settlement boundary. Part of the site is covered by a TPO. The application is for demolition of the existing dwelling and redevelopment of the site for 22 flats (21 x 2 bedroomed flats & 1 x 3 bedroomed flat) and 2 x 4 bedroomed houses. Access would be from Old Woosehill Lane.

Primary considerations for SAI panel:

- **Highway requirements**: contributions/ improvements
- **Public Open Space**: whether would be adequate on-site provision and/or possible contributions for off site provision
- **Education/Community Facilities/Libraries**: possible contributions
- **Social Housing**: no requirement as proposal is for less than 25 dwellings



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Landscape Section, Environmental Services, Wokingham District Council.

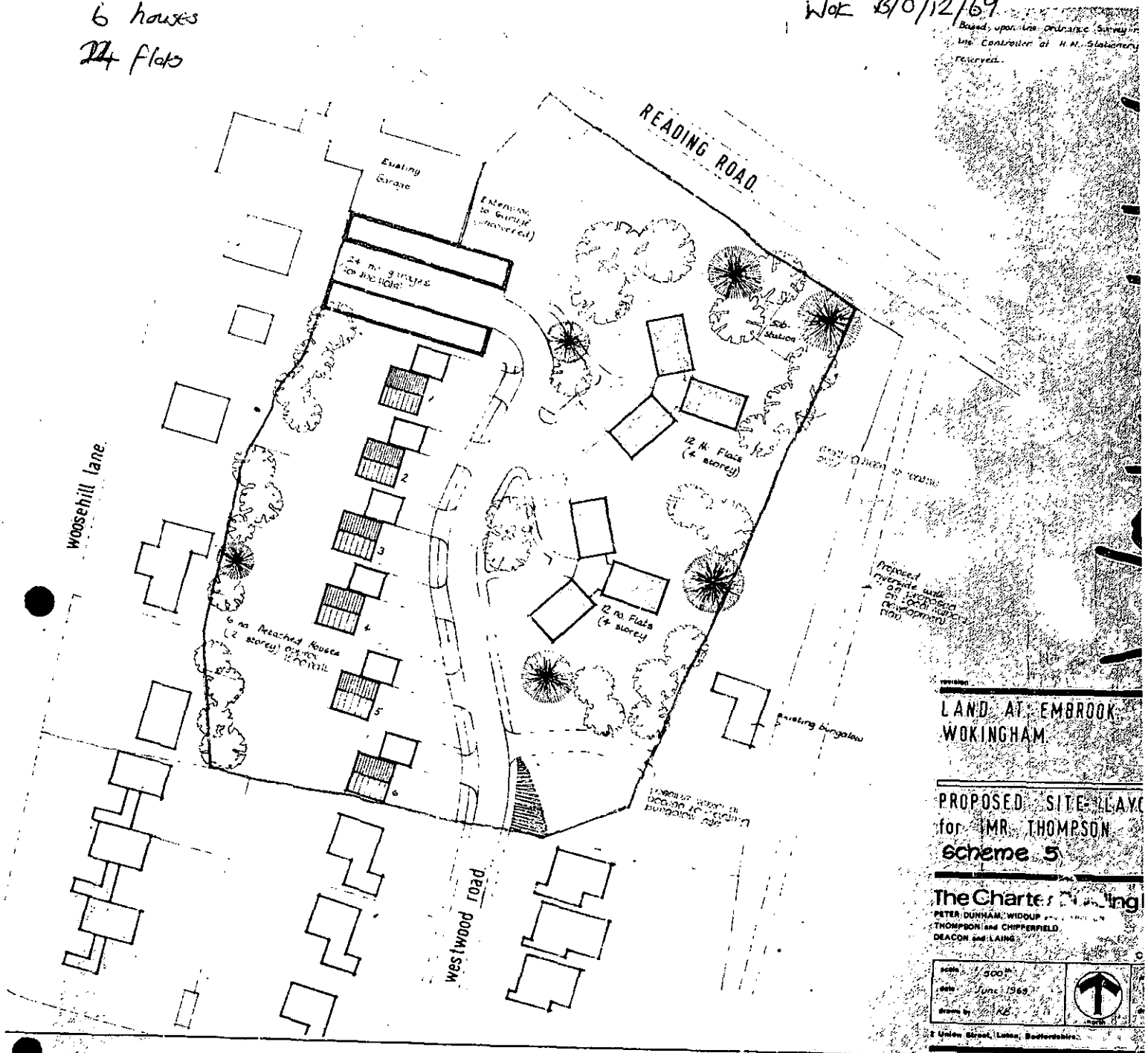
20 September 2000

Scale: 1 : 1250

N W E S

6 houses
24 flats

Wok B/0/12/69



REVISED PLAN
WOK B/0/12/69

PART II – DETAILS OF

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 4th July 2001
My ref: BP/F/2000/1773

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

RE: PROPOSED RESIDENTIAL DEVLOPMENT 136 READING RD/173 OLD WOOSEHILL LANE, WOKINGHAM

I refer to the above-mentioned planning application and write to notify you that the following contributions/works have been negotiated and agreed:

- £5,000 to enhance off-site facilities at Sirius Close play area.
- £34,522 towards primary school sector.
- highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

The application is due to be considered at the next Development Control Committee on 11th July 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B.

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 4th July 2001
My ref: BP/F/2000/1773

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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- highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

The application is due to be considered at the next Development Control Committee on 11th July 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 4th July 2001
My ref: BP/F/2000/1773

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

RE: PROPOSED RESIDENTIAL DEVLOPMENT 136 READING RD/173 OLD WOOSEHILL LANE, WOKINGHAM

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- £34,522 towards primary school sector.
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The application is due to be considered at the next Development Control Committee on 11th July 2001. Should you wish to discuss the matter further do not hesitate in contacting me.

Yours sincerely

B.

B. POLNIK (Mrs)
Senior Planning Officer

Application No. **Received** **Wokingham**
F/2000/1773 **14.06.2000**

Applicant: **Beazer Homes Ltd.**
Location : **136 Reading Road and 173 Old Woosehill Lane, Wokingham**
Proposal : **Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, associated access, car parking, etc.**

1. **Introduction** –This planning application was deferred from the last Development Control Committee on 11th July 2001 for a site visit. This was scheduled for 20th July 2001. Any issues arising as a result of the site visit will be reported verbally at the meeting.

2. **Recommendation** – GRANT planning permission subject to S106 agreement to secure highway improvements, £5,000 towards upgrading of facilities at Sirius Close play area, £34,522 towards primary school sector and £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality, and the conditions set out in the attached report.

Basia Polnik

Basia Polnik

From: Mike Thorp
Sent: 03 August 2001 10:38
To: Kevin Jacob
Cc: Tom Callaghan; Basia Polnik (E-mail)
Subject: RE: 1773

Kevin

No, but I suggest we say
"A cash contribution not less than the cost of implementing the proposed traffic calming scheme shown on drawing no.29332-20-0A-03 Version A, if as a result of public consultation a significantly different alternative scheme is preferred.""

Mike Thorp

-----Original Message-----
From: **Kevin Jacob**
Sent: 02 August 2001 15:59
To: Mike Thorp
Subject: 1773

Mike,

do we know how much extra money the applicant has agreed to contribute in addition to the existing £30k for highways, if the traffic calming scheme is not progressed?

Cheers

Kevin Jacob
Members' Services Officer
(x6058)

F/2000/1773

Approved subject to S106
1.8.2001

Tom Callaghan

To: Basia Polnik
Subject: 136 Reading Road - Beazer Homes Ltd

Basia,

Further to agenda planing on Friday, I have been asked to provide some additional comments on the off site highway works. Could you include some comments along the following lines :-

The Highway Officer has confirmed that whilst the off site highway works are necessary to facilitate safe access to the development, alternative traffic calming measures can be considered at the detailed design stage which could incorporate comments from local residents immediately affected by the works who will be consulted on the proposals. However it should be noted that the scheme proposed is technically acceptable and has been designed by the Authority's term consultant Parkman, and therefore is considered acceptable in highway terms.

Concerns were raised by Members regarding the increased traffic using the junction Old Woosehill Lane/Reading Road. The development of 22 flats and 2 houses is likely to generate in the order of 17 traffic movements during the morning peak period. Not all this traffic will exit via the this junction, with vehicles travelling to Wokingham likely to use the Woosehill dual carriageway. Therefore, as the traffic impact at the Old Woosehill Lane/Reading Road junction is negligible and not considered material, it would not be possible to sustain a highway reason for refusal at appeal on this point.

Thanks

Tom

B. 20/8.

BLP 46942

PERSIMMON

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45-47 Station Road
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DX 40250 Gerrards Cross
www.persimmonhomes.com

OUR REF. 20.BP.11.JR/CF

DS
21 AUG 2001
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Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

20 August 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 READING ROAD AND 173 OLD WOOSE HILL LANE, WOKINGHAM – APPLICATION NO. F\2000\1773

With reference to the above application, which was granted a planning consent subject to the signing of a Section 106 Agreement at your Development Control Committee on Wednesday 1 August 2001, I would be grateful if you could advise us who in your Legal Department will be drafting the Section 106 Agreement. The Solicitors acting on our behalf are as follows:-

Richard Laugharne
Gellhorn Cooney Laugharne
Connaught House
Alexandra Terrace
Guildford
Surrey

Tel 01483 577091
Fax 01483 579252

Following on from the Committee, we have subsequently met with Tom Callaghan and Steve Orton in your Highways Department (letters attached of 10 August, 17

cont.....

RECYCLED PAPER

August and 20 August) and have agreed a programme of public consultation to achieve an appropriate traffic calming scheme. We have subsequently been advised by your colleague Mike Thorpe that the extra planning condition will be as follows:-

> "No development shall take place until such time as a traffic calming scheme has been implemented following public consultation with local residents"

At the Committee we were led to believe that the cost of any new traffic calming scheme would be met by Persimmon up to the value of the current proposed scheme formulated by Parkman, Drawing No. 29332-20-0A-03 with any additional cost to be met by Wokingham District Council. I would be grateful if you could confirm this is your understanding of the situation.

I look forward to receiving your Solicitors details and a copy of the draft Section 106 in the near future.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc	Mr M Thorpe	Planning Department Wokingham District Council
	Mr T Callaghan	Highways Department Wokingham District Council
	Mr S Orton	Highways Department Wokingham District Council
	Mr R Laugharne	Gellhorn Cooney Laugharne
	Mr S Tapper	Persimmon Homes (Thames Valley) Limited

Beazer

YATELEY OFFICE
West House
Plough Road
Yateley
Hampshire
GU46 7UW

T 01252 879 879
F 01252 879 900
DX 94350 YATELEY
www.beazer.co.uk

Our Ref: PB/ECT/990071/polnik1

9th February 2001

Mrs Polnik
Wokingham District Council
DX: 33506
WOKINGHAM

Dear Mrs Polnik

RE: 136 READING ROAD, WOKINGHAM
APPLICATION F/2000/1773

We have now met with Neil Etherington to discuss his concerns regarding trees. Under separate cover you will receive a revised layout, which we believe overcomes Neil's concerns. The amendments are very minor and we would hope this could be taken to committee without further consultation. I would be much obliged if you would be able to confirm this.

We have also agreed a scheme of traffic calming and contributions of £30,000, which overcome Tom Callagham's highway concerns.

I confirm Beazer Homes will pay the contributions you informed us of namely:-

Education £34,522.00
Recreation/Leisure £5000.00

I hope this now means all is agreed and look forward to the application being considered at the next available committee.

Yours sincerely

pp Paul Bedford
Senior Land & Planning Manager
For Beazer Homes Yateley
A division of Beazer Homes Limited

Beazer Homes Limited. Registered in England No. 361750.
Registered office: St James House, The Square, Lower Bristol Road, Bath BA2 3SB.
A Member of Beazer Group - A Chartered Building Company.

Beazer

YATELEY OFFICE
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CS Polnik1	
12 FEB 2001	
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Our Ref: PB/ECT/99007

9th February 2001

Mrs Polnik
Wokingham District Council
DX: 33506
WOKINGHAM

Dear Mrs Polnik

RE: 136 READING ROAD, WOKINGHAM
APPLICATION F/2000/1773

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Education £34,522.00
Recreation/Leisure £500.00

I hope this now means all is agreed and look forward to the application being considered at the next available committee.

Yours sincerely

should be £5K
(not £500,000)

Paul Bedford
Senior Land & Planning Manager
For Beazer Homes Yateley
A division of Beazer Homes Limit

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/WWI/8
EXT: 6526

TO: Tom Callaghan
Engineering Services

YOUR REF:

CC: Basia Polnik
Planning

DATE: 13th December 2001

---

136 READING ROAD AND 173 OLD WOOSEHILL LANE, WOKINGHAM

I refer to my e-mail of 6th December, a copy of which is attached, and would be grateful to hear from you with your instructions

Edwina Farrell

Enc.

Edwina Field

From: Edwina Field
Sent: 06 December 2001 09:54
To: Tom Callaghan
Cc: Basia Polnik
Subject: 136 Reading Road and 173 Old Woosehill Lane

I have received the travelling draft from the developer's solicitor who has made a number of amendments to it. Please can you let me have your views and instructions on the following.

With regard to the traffic calming measures on drawing 52300 p 003 I understood that we were carrying these out and asking the developer to pay. The draft has been amended to the effect that the developer will simply carry out the works prior to the occupation of the first dwelling on the land. Please let me have your instructions with regard to this.

I had not included a repayment clause (ie for us to repay any contribution not used) in the agreement at all but they have inserted one requiring repayment with interest if we do not use the contribution s within 3 years. I think it will be difficult to exclude this type of provision altogether but would suggest that we try and argue for a 5 year period. Please let me have your views.

Finally Basia, if you have not already done so, please could you let me have a copy of the draft planning permission.

Many thanks
Edwina

Edwina Farrell
Solicitor
Legal Services
0118 974 6526 (direct dial)

Basia Polnik

From: Edwina Farrell
Sent: 15 January 2002 10:59
To: Basia Polnik
Subject: 173 Old Woosehill Lane/ 136 Reading Road

Importance: High

Basia, when you provided the instructions for this S106 you sent me down a plan which showed the site. i am advised by the developer that this plan is not the one they actually forwarded with their application and as the plan we have taken from our system does not appear to match entirely the land within their ownership then it would be best to use their application plan. I would be grateful if you could let me have a copy of the plan as soon as possible...(we have members of the public whose house sales are dependent on this part of the 'chain' pressing us to complete the matter)If I could have a copy of their plan I will check the title details against that one.

many thanks

Edwina.

Edwina Farrell
Solicitor
Legal Services
0118 974 6526 (direct dial)

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 7.12.01

TO: JON REGENT

FROM: B. POLNIK **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 8

RECIPIENT FAX NUMBER: 01753 892898

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 136 READING RD / 173 OLD WOOSEHILL LANE

NOTES:

COPY OF DRAFT DECISION NOTICE

AS REQUESTED IN YOUR LETTER DATED 4-12.01

bp

Also additional copy passed to Legal Dept. 7/12.

PLANNING SERVICES | REF 50629
POL | TS
APP
CS
05 DEC 2001
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PERSIMMON HOMES (THAMES VALLEY) LIMITED
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

OUR REF: 4.bp.2.jr

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WN

4 December 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE: 136 READING ROAD AND 173 OLD WOOSEHILL LANE, WOKINGHAM – SECTION 106 AGREEMENT

With reference to the above I would confirm that we received a Section 106 Agreement from your Legal Department on 29 October 2001 that at the time we advised that this was not endorsed by yourself and therefore could not be considered a draft Section 106 Agreement. I am obviously pleased that this now has your endorsement and will progress this through our solicitors. On one last outstanding issue, it appears that we have still not received a copy of the draft Planning Conditions, which I believe it is normal practice to attach to the Section 106 Agreement.

I would be grateful if you could forward us a copy of the draft Conditions by fax upon your return to the office on Wednesday 5 December.

Yours sincerely

Jon Regent MA (Oxon) MSc MRICS
Land Manager
Persimmon Homes (Thames Valley) Limited
E-mail: jon.regent@persimmonhomes.com
Tel: Direct line: 01753 895540

cc: Richard Laugharne GCL Solicitors,

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date November 30, 2001
My ref. BP/F/2000/1773

Persimmon Homes TV Ltd.
c/o Jon Regent
45-47 Station Road
Gerrards Cross
Bucks
SL9 8ES

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
http://www.wokingham.gov.uk

By Post and Fax.

Dear Mr Regent

RE: PROPOSED REDEVELOPMENT OF 136 READING ROAD/ 173 OLD WOOSEHILL LANE

I refer to your letters chasing the S106 agreement in respect of the above-mentioned site.

I have spoken to our Solicitor, Mrs E Farrell, who confirms that the draft S106 is now with your Solicitor for agreement and has been with them for a while.

I hope this clarifies the current situation.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Basia Polnik

From: Edwina Field
Sent: 29 November 2001 09:10
To: Basia Polnik
Subject: 173 Old Woosehill Lane / 136 REading Road

Just to let you know that the aggreement is with the developer's solicitor. I had one query which I had to get back to them on which I have now done, but I have had nothing else from them and they have had the draft for quite a while.

Edwina

Edwina Farrell
Solicitor
Legal Services
0118 974 6526 (direct dial)

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LIMITED
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

OUR REF. 21.BP.1.JR/CF

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

21 November 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 READING ROAD AND 173 OLD WOOSE HILL LANE, WOKINGHAM

Further to our letter of 25 October and telephone messages that I have left with your office both yesterday and today, I would be grateful if you could contact me as a matter of urgency to discuss the position with regard to the draft Section 106 Agreement.

We have received what appears to be a draft version from Edwina Farrell in your Legal Services Department as of 29 October 2001, however, we have been advised that as yet this has not been endorsed by the Planning Department.

When we last spoke you indicated that you would be in a position to release this document on 6 November and clearly this has not happened.

I understand that you are now not back in the office until Friday 23 November and therefore have to advise you that unless we receive the endorsed draft Section 106 Agreement by the end of the following week i.e. Friday 30 November, we will be taking matters up with the Chief Executive.

Yours sincerely

Jon Regent MA (Oxon) MSc MRICS
Land Manager
Persimmon Homes (Thames Valley) Limited
E-mail: jon.regent@persimmonhomes.com
Tel: Direct line: 01753 895540

cc Mr M Thorpe Wokingham District Council
Mr P Williams
Mrs H Pritchard
Mr R Laugharne GCL Solicitors

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PLANNING SERVICES	HPT 49168
POL	
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APP	
CS	
26 OCT 2001	
COPIES TO:	

OUR REF 25.BP.2.JR/CF

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

25 October 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 READING ROAD AND 173 OLD WOOSE HILL LANE, WOKINGHAM

Further to our telephone conversation yesterday in respect of the draft Section 106 Agreement, I noted your agreement to review this at your earliest possible convenience which is likely to be 6 November.

I would wish you to note that the vendors are becoming increasingly concerned with the delay in releasing this consent, given that the Draft was forwarded to yourself from Legal Services on 10 October.

We now look forward to a swift expedition of matters and receiving the Draft Section 106 Agreement on week commencing 5 November.

Yours sincerely

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cc. Mr M Thorpe — Principal Planning Officer, Wokingham District Council
Mr P Williams — Grainshield Limited
Mrs E Pritchard
Mr D Thompson
Mr R Laugharne — GCL Solicitors

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: R Wright (Chairman), N Bloomfield (Managing Director), A P Storey, A J O Sinclair. Registered in England No 2142835. Subsidiary company of Persimmon plc.

Basia Polnik

From: Tom Callaghan
Sent: 13 November 2001 17:01
To: Edwina Field
Cc: Basia Polnik
Subject: FW: Draft s106 on 173 Old Woosehill Lane/136 Reading Road

Edwina,

As Basia stated in her earlier email, I would like the wording altered. The term 'reimburse' should be changed to 'pay' so that we can call upon the monies before the traffic calming works actually commence. This protects the Authority from committing itself to the traffic calming works without actually having the money in hand. I also note that there is no time limit on spending of the monies which is always good!

Thanks

Tom

-----Original Message-----
From: Basia Polnik
Sent: 12 November 2001 12:22
To: Edwina Field
Cc: Tom Callaghan
Subject: Draft s106 on 173 Old Woosehill Lane/136 Reading Road

The wording appears to be fine except for para 4.3 regarding the highway contributions. Tom Callaghan will contact you directly on this matter. Please could you notify me once this crrected and the s106 is signed so that the decision notice can be issued.

Basia Polnik

Edwina Field x 6526

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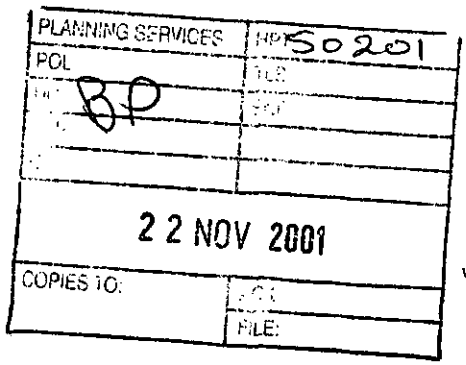
OUR REF. 21.BP.1.JR/CF



Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

21 November 2001

SUBJECT TO CONTRACT

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E-mail: jon.regent@persimmonhomes.com
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cc Mr M Thorpe Wokingham District Council
Mr P Williams
Mrs H Pritchard
Mr R Laugharne GCL Solicitors

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OUR REF 25.BP.2.JR/CF

PLANNING SERVICES	HPT 49169
POL	
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APP	
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26 OCT 2001	
COPIES TO:	
	FILE

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

25 October 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

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Yours sincerely

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Land Manager
Persimmon Homes (Thames Valley) Limited
E-mail: jon.regent@persimmonhomes.com
Tel: Direct line: 01753 895540

cc.

Mr M Thorpe	Principal Planning Officer, Wokingham District Council
Mr P Williams	Grainshield Limited
Mrs E Pritchard	
Mr D Thompson	
Mr R Laugharne	GCL Solicitors

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd Registered office Persimmon House, Fulford, York, YO19 4FE Directors R Wright (Chairman), N Bloomfield (Managing Director), A P Storey, A J O Sinclair Registered in England No 2142835. Subsidiary company of Persimmon plc

Banca

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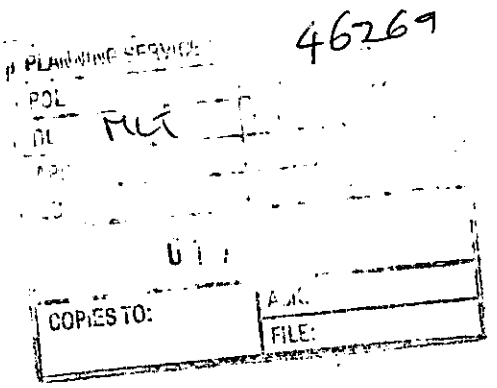
OUR REF. 31.MT.11.JR.CF

Mr M Thorpe
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN



31 July 2001

SUBJECT TO CONTRACT

Dear Mr Thorpe

RE 136 READING ROAD, WOKINGHAM

With regard to the above planning application which is on the agenda to go to the Development Control Sub-Committee on Wednesday 1 August, we would be grateful if you could advise your members that we would be willing to make a financial contribution in addition to the £30,000 previously agreed, in lieu of the traffic calming measures along Old Woose Hill Lane, should these measures not be required.

In addition to this we have agreed further contributions of £5,000 towards upgrading the facilities at Cirrius Close play area and £34,522 towards primary school provisions in the locality.

Should the members feel that this would be better suited as a contribution to local sustainable transport initiatives and/or traffic management schemes within the locality we are agreeable to these sums being re-allocated as deemed reasonable.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mr T Callaghan — Highways Dept - Wokingham District Council
Mr P Williams — Grainshield

RECYCLED PAPER

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F/2000/01773

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Field
Solicitor

MY REF: ECMF/MM/106/WWI/8
EXT: 6526

TO: Basia Polnik, Planning

YOUR REF:

CC: Tom Callaghan, Engineering
Lisa Jarvis, Leisure & Cult. Services
Education & Cultural Services

DATE: 3rd October 2001

PROPOSED DEVELOPMENT OF 136 READING ROAD AND 173 OLD WOOSEHILL LANE, WOKINGHAM

Please find attached a copy of the draft Section 106 Agreement relating to the above site. I would be grateful for your comments prior to my sending the document to the developer's solicitor. I am particularly concerned about the clause relating to reimbursement of the Council's costs on implementation of the traffic calming measures and would be grateful if the Highways Officer would advise me immediately if I have misinterpreted the information.

I look forward to hearing from you.

Edwina Field

Enc.

- Discussed with Tom Callaghan 12/11.
Para. 4.3 incorrect. TC to discuss changes with Edwina Field

DATED 2001

WOKINGHAM DISTRICT COUNCIL

and

[ ]

A G R E E M E N T

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number [ ]

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

106/WWI/8
ecmf/mm/S106 beazer homes

THIS AGREEMENT is made the day of Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and of

("the Applicant")

WHEREAS:

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

B. On the First day of August Two thousand and one the Applicant made an application for planning permission under application number 2000/1773 ("Application No.") for permission to develop the land by the construction of twenty two flats and two houses together with associated car parking and

("the Development")

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

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No.2000/1773 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No.2000/1773)

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

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

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation

pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

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

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

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

4.1 to pay to the Council on the commencement of the Development:

4.1.1 the sum of THIRTY THOUSAND POUNDS (£30,000) to be used by the Council towards local sustainable transport initiatives and/or traffic management schemes within the locality ("the Highway Contribution")

4.1.2 the sum of FIVE THOUSAND POUNDS (£5,000) to be used towards the upgrading of play facilities at the Sirius Close play area ("the Play Area Contribution")

4.1.3 the sum of THIRTY FOUR THOUSAND FIVE HUNDRED AND TWENTY TWO POUNDS (£34,522) to be used towards Primary School provisions in the locality ("the Primary School Contribution")

4.2 to pay to the Council a sum equivalent to the Highway Contribution the Primary School Contribution and the Play Area Contribution ("the Contributions") increased by such proportion as the figures show in the Index of Retail Prices [All Items] published by or on behalf of HM Government in respect of the month and year when the agreement is executed bears to the figures shown in the said index last published on the date on which the contributions shall actually have been received by the Council PROVIDED

THAT in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be that which would have been applicable on the month and the year when the agreement is executed if the said reference base figure had not been changed

4.3 within fourteen days of receipt of a written request by the Council to reimburse the Council the costs incurred in implementing the traffic calming measures as set out on drawing number 29332-20-OA-03 Version A annexed hereto

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

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

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

5.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

5.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

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

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

Solicitor

THE COMMON SEAL of

was hereunto affixed in the presence of:

Director

Secretary

SIGNED AS A DEED
by
in the presence of:

Independent Witness's Signature:

Name:

Address:

Occupation:

Basia Polnik

From: Basia Polnik
Sent: 12 November 2001 12:22
To: Edwina Field
Cc: Tom Callaghan
Subject: Draft s106 on 173 Old Woosehill Lane/136 Reading Road

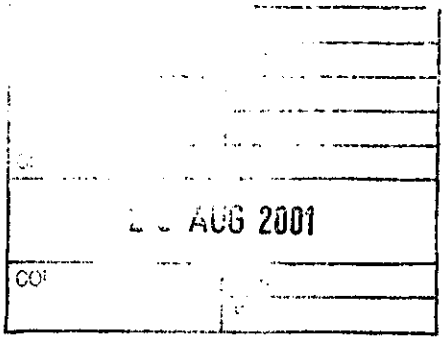
The wording appears to be fine except for para 4.3 regarding the highway contributions. Tom Callaghan will contact you directly on this matter. Please could you notify me once this crrected and the s106 is signed so that the decision notice can be issued.

Basia Polnik

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM



FROM: Edwina Field
Solicitor

MY REF: ECMF/MM
EXT: 6526

TO: Basia Polnik
Planning

YOUR REF:

DATE: 24th August 2001

---

136 & 173 OLD WOOSEHILL LANE, WOKINGHAM (BEAZER HOMES)
APPLICATION NO. F/2000/1773

Please note that Colin Lawley has passed me the committee resolution in respect of the above site. Please let me have your instructions, together with all relevant plans and correspondence, in due course.

Thank you.

E.M.

P. P. Edwina Field

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. 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.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

6. 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.

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) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawing(s).

8. The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

9. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

10. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

13. The dwellings hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

14. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.

15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x70m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

16. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

18. The existing vehicular access onto the Reading Road to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

20. 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.

21. A buffer zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

22. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

23. No development shall take place until such time as a traffic calming scheme has been implemented following public consultation with local residents

Reasons:

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

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

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

4. & 5. In the interests of visual amenity.

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

7 & 8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To ensure that satisfactory provision is made, in the interests of amenity.

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

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

12.,15.,16. &18. In the interests of highway safety and convenience.

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

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

17. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

21. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

22. To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

23. In the interests of highway safety.

INFORMATIVES

1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 6th June 2001 and 3rd July 2001 and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies EN1, LD6 and H9
   South East Area Local Plan Policies STV1, SBE1, SBE2, SPS1, SH8
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WBE11, WBE12, WH6

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

5. Culverting of a watercourse requires the prior written approval on the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

6. 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.

7. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such an access.

Basia Polnik

DRAFT

Application Number F/2000/1773 subject to S106
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 173 Old Woosehill Lane & 136 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/1773

OFFICER: ~~Simon Lewis~~ BP.

DATE OF SITE VISIT: 26.3.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Revised plans SN

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in Old Woosehill Lane, Westward Rd. Commercial uses on Reading Rd between Woosehill Roundabout and Old Woosehill Lane/Pembroke Rd

3. DESCRIPTION OF SITE/BUILDING

No. 136 Reading Rd 2 storey house with outbuildings

No 173 Old Woosehill Lane

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES refer to tree survey

ACCESS/PARKING refer to plan

LEVELS refer to plan

BOUNDARY TREATMENT

OTHERS Street lamp to front of 173 Old Woosehill Lane

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1773

Applicant : Beazer Homes Ltd C/O Broadway Malyan Ltd.

Location : 173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Proposal : Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Site Notice Displayed ? :	YES	NO	DATE
			26.3.2001

Revised plan SN

Date of Neighbour Notifications : .....

Date of Site Visit : 26.3.01

Date Registered : 14/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 09/08/2000. 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 :

Plans under consideration :

1. Site plan red line only as layout superseded 8473 001
2. Site survey rec'd 8.6.01 9 90071
3. Site Layout rec'd 3.7.01 8473 001 G H
4. Flats (floorplans and elevations) 8473 002A
5. Detached villa rec'd 8.6.01 8473 003 C
   plot behind 171 Old Woosehill Lane
6. Detached villa (no conservatory) rec'd 3.7.01 8473 004
   plot behind 175 Old Woosehill Lane

Planning Issues :

Application Number: F/2000/1773

Appraisal :

refer to Ctte report

11.7.2001 and 1.8.01

C/A subject to S106 1.8.01

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

Application No. **Received** **Wokingham**
F/2000/1773 **14.06.2000**

Applicant: **Beazer Homes Ltd.**
Location : **136 Reading Road and 173 Woosehill Lane, Wokingham**
Proposal : **Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, associated access, car parking, etc.**

1. **Introduction** – 136 Reading Road is located to the rear of 2 commercial premises, a petrol filling station and a commercial garage, which both front the Reading Road between the Woosehill roundabout and the junction with Old Woosehill Lane. It comprises a 2-storey (3 bedroomed) house with ancillary outbuildings, set within large grounds. The site contains a number of trees and part of the site is covered by an area Tree Preservation Order (TPO 493/1989). Vehicular access to the site is currently off the Reading Road (A329) and shared with the commercial garage. Levels vary through the site. 173 Old Woosehill Lane is also a 2-storey (3 bedroomed) dwelling with a small rear garden area. The total area of the site is 0.83 ha.

   In 1969 outline planning permission (B/O/12/69) was granted for 6 detached houses and 24 flats contained in six 4 storey blocks. Access for this proposal was from Westward Road and included the garage site to the front.

2. **Proposal** – Demolition of the two existing dwellings and erection of a building containing 22 flats (21 x 2 bedroomed flats and 1 x 3 bedroomed flats). The main part of the building would be 3-storey, with 2 wings containing 2-storeys. It would have a maximum height of 13.3m and the wings either side 7.2m. The proposal also includes the erection of 2 x 4 bedroomed houses to the rear of 171 and 175 Old Woosehill Lane on either side of the proposed access road. The existing pond to the south east corner of the site would be retained.

   Both tree and traffic surveys have been submitted with the application.

3. **Consultations** -
   - ***Highway Authority***: The Highway Authority previously raised concerns at the creation of a new vehicular access onto Old Woosehill Lane, due to the fact that adequate visibility splays could not be provided on land within the control of the applicant. However, at the cost of the developer, the Authority's consultant has carried out an interim design for the provision of a shared cycleway/footway and traffic calming measures along Old Woosehill Lane, between its junction with the Reading Road and Chestnut Avenue, (as indicated on the attached plan). As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards.

     The developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality. Therefore in view of this it is recommended that the application be approved, subject a legal agreement to secure the completion

of highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

- ***Arboriculturalist:*** No objection in principle as most of the best trees would be retained.
- ***Recreation:*** Contribution of £5,000 requested to enhance off-site facilities at Sirius Close play area.
- ***Education:*** Contribution of £34,522 requested towards primary school sector.
- ***Environment Agency:*** No objection in principle subject to conditions to include a 4m buffer being provided around the pond and ditch.
- ***Crime Prevention Design Adviser (Thames Valley Police):*** Recommend adequate boundary treatment to prevent access from Westward Road for non-residents.
- ***Wokingham Town Council:*** refer to attached.
- ***Letters of representation:*** A total of 44 letters have been received. Objections and concerns (40 letters) can be summarised as follows:
  - increased traffic
  - impact on highway safety
  - access should be directly onto Reading Road
  - inadequate on-site parking
  - lack of traffic calming measures in Old Woosehill Lane which is used as a rat run
  - increased noise pollution
  - devaluation of properties (Officer comment: this is not a planning matter)
  - infrastructure inadequate to deal with additional surface water drainage
  - risk of subsidence
  - pond prone to flooding
  - boundary treatment required to Westward Road to discourage pedestrian access
  - increased density would affect character of area
  - flats inappropriate in this location
  - 3-storey building considered too high
  - concern over security
  - loss of privacy due to increased overlooking
  - impact on wildlife
  - impact on trees

  In addition 1 letter of support and 3 letters of no objection in principle subject to traffic calming in Old Woosehill Lane and retention of trees have also been received.

4. **Appraisal** – The main issues are:

   A. Principle of residential development in this location: Policies EN1 of the Berkshire Structure Plan; STV1 of the South East Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft).

B. Impact of proposal on character and visual amenity of area: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3, WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenities of neighbouring occupiers: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Services, Amenities and Infrastructure Requirements: Policies LD6 of the Berkshire Structure Plan; SPS1 of the South East Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

E. Housing mix and density: Policies H9 of the Berkshire Structure Plan; SH8 of the South East Area Local Plan; WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft) and PPG3.

F. Highways issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Town Council and residents.

A. Principle of residential development

The site is located within the settlement boundary of Wokingham, in an area which is predominantly residential in character. Therefore there is no objection to the principle of residential development in this location subject to no adverse impact on trees, streetscene, neighbouring occupiers, highway safety, etc. The site is located close to local shopping facilities, primary school and bus routes.

B. Impact on character and visual amenity of area

Whilst the majority of buildings adjoining the site are predominantly 2-storey, there are 3-storey buildings in the area, e.g. Emmview Close. The majority of the new building would be located in the centre of the site where there are fewer trees. A total of 16 trees would be removed but only 6 of these are included in the Tree Preservation Order. The majority of the trees on site would be retained, maintaining the character and setting of the site and providing screening to dwellings in Old Woosehill Lane and Westward Road.

The ridge height of existing house is 7.9m and the maximum ridge height of the proposed main building would be 13.3m. Whilst the increase in height, of 5.4m, is substantial compared to the existing dwelling, the increase in height and massing would add variety in the streetscene which in terms of this section of the Reading Road is commercial in character. Furthermore the site levels are generally lower than properties in Old Woosehill Lane.

Although there would be views into the site from Reading Road and Old Woosehill Lane, the 3-storey building would be partly screened from the Reading Road by the existing commercial garage building fronting the main road which is also designated as a green route. Planting is also proposed along the northern boundary of the site which would provide additional screening.

C. Impact on amenities of neighbouring occupiers

Revised plans received 6.6.01 show the deletion of the balconies to the 2 "villa" properties located at the entrance to the site and plans received 3.7.01 show the "villa" property behind 175 Old Woosehill Lane resited further from this property, the deletion of the conservatory and the relocation and replacement of the double garage with a single garage. The distance between the windows in the rear elevation of this proposed house and the rear of 175 Old Woosehill Lane has now been increased to 20.5m which is considered acceptable. In the case of the new dwelling to the rear of 171 Old Woosehill Lane the distance would be 14m and as the relationship would be side to rear this is considered acceptable.

The existing trees along the rear boundary would be retained to provide screening and a condition is proposed restricting additional windows in the first floor level of the side elevation and obscure glazing to the ensuite bathroom. With regard to other adjoining properties, due to the design of the development and the relationship with these properties the amenities of the occupiers of these properties would not be adversely affected.

Whilst it is acknowledged that there would be an increase in noise and disturbance by virtue of the proposed access being located between Nos. 171 and 175 Old Woosehill Lane it is not considered that the amenities of adjoining occupiers would be so adversely affected as to warrant refusal on these grounds.

D. Services, amenities and infrastructure requirements

Development plan policies require that development proposals would be expected to have some regard to existing levels of services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to be as a consequence of the development and directly related. All contributions need to meet the relevant tests as laid down in Circular 1/97 on Planning Obligations.

In this case the proposal would result in a net increase of 22 dwellings. In view of this off-site provision of public open space/play area, the applicant has agreed to a contribution of £5,000 to upgrade facilities at Sirius Close play area and a contribution of £34,522 has been offered towards primary school sector. Both these are considered appropriate and acceptable. There is no requirement for social housing as the proposal is for less than 25 dwellings/1 hectare.

Highway infrastructure is dealt with in paragraph F.

E. Housing mix and density

The proposal would comprise the following:

2 bed x	21	87%
3 bed x	1	5%
4 bed x	2	8%
Total	24	

The majority (87%) of the development would comprise smaller units which is considered acceptable in this location. In terms of density, the existing

density of development would be increased from 2.4 dwellings per hectare to 28.9 dwellings per hectare. Bearing in mind the need to retain trees on site, the proposed density is considered acceptable and the proposal would result in good use of existing urban land.

F. Highway issues
A total of 33 parking spaces would be provided on-site which equates to 1.5 per flat. Adequate on-site parking would also be provided for the 2 dwellings.

The applicant has also agreed to carry out highway improvement works along part of Old Woosehill Lane, between its junctions with Reading Road and Chestnut Avenue. As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards. In addition the developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and residents have been noted. Issues relating to highway safety, trees, character of area, overlooking, adequacy of on-site parking, impact of proposed building have been dealt with above. Devaluation of properties is not a planning matter. In terms of security, the Crime Prevention Design Officer has no objection in principle subject to secure fencing adjoining Westward Road. It is proposed that details of boundary treatment will be dealt with by condition. The existing trees and vegetation including a 4m buffer to the pond would provide a habitat for wildlife.

A condition is also proposed relating to surface water control measures as suggested by the Environment Agency who will be consulted on these details. With regard to risk of subsidence, details of foundations would be dealt with under Building Regulations.

5. **Conclusion** – The proposed development would result in good use of this site which is located close to facilities in Woosehill and a bus route. The design and relationship is considered acceptable in terms of the streetscene and adjoining occupiers. The majority of the trees which contribute to the character of the site would be retained. Whilst it would result in an increase in traffic in Old Woosehill Lane no highway objection is raised.

6. **Recommendation** – GRANT planning permission subject to S106 agreement to secure highway improvements, £5,000 towards upgrading of facilities at Sirius Close play area, £34,522 towards primary school sector and £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality, and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. 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.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

6. 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.

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) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawing(s).

8. The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

9. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

10. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

13. The dwellings hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

14. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.

15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x70m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

16. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

18. The existing vehicular access onto the Reading Road to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

20. 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.

21. A buffer zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

22. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Reasons:

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

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

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

4. & 5. In the interests of visual amenity.

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

7 & 8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To ensure that satisfactory provision is made, in the interests of amenity.

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

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

12.,15.,16. &18. In the interests of highway safety and convenience.

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

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

17. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

21. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

22. To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

INFORMATIVES

1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 6th June 2001 and 3rd July 2001 and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies EN1, LD6 and H9
   South East Area Local Plan Policies STV1, SBE1, SBE2, SPS1, SH8
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WBE11, WBE12, WH6

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

5. Culverting of a watercourse requires the prior written approval on the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

6. 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.

7. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such an access.

Basia Polnik

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2000/1773	N L Groves 192 Old Woosehill Lane Wokingham RG41 3HQ
F/2000/1773	P Mirfin 135 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	J G Mulvie 155 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	Mr P Sharples 137 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	P Harms 17 Westward road Wokingham RG41 3HU
F/2000/1773	R Hannan Ringolerio 1A Westward Road Wokingham RG41 3HU
F/2000/1773	F Child 4 Astley Close Old woosehill Lane RG41 3HS
F/2000/1773	Mr & Mrs Bennett 190 Old Woosehill Lane Wokingham RG41 3HQ
F/2000/1773	Mr & Mrs R Terry 167 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	C Ockendon 9 Westward Road Wokingham RG41 3HU
F/2000/1773	Mrs A Smith 151 Old Woosehill Lane Wokingham District Council RG41 3HR

WOKINGHAM UNITARY
Aiming for Excellence

F/2000/1773	J Henderson 13 Westward Road Wokingham RG41 3HU
F/2000/1773	Mrs F Kane 166 Old Woosehill Lane Wokingham . RG41 3HQ
F/2000/1773	Mr R Brown 10 Westward Road Wokingham RG41 3HU
F/2000/1773	Mrs A Woods 14 Westward Road Wokingham RG41 3HN
F/2000/1773	L Jenkin 149 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	Mr & Mrs B Purt 182 Old Woosehill Lane Wokingham RG41 3HQ
F/2000/1773	L & V Wooley 2 Askew Close Wokingham RG41 3HS
F/2000/1773	Mr A Reilly 145 Old Woosehill Lane Wokingham Rg41 3HR
F/2000/1773	Mr E Price 184 Old Woosehill Lane Wokingham RG41 3HQ
F/2000/1773	J Scowen 1 Astley Close Wokingham Berks.
F/2000/1773	A Trelfa 171 Old Woosehill Lane Wokingham RG41 3HR
F/2000/1773	Mrs P Scott Heathersdown Cottage 1 Chestnut Ave. Wokingham RG41 3HW

WOKINGHAM UNITARY
Aiming for Excellence

/2000/1773	Mr & Mrs Burt 180 Old Woosehill Lane Wokingham RG41 4HQ
F/2000/1773	Mrs J Brown 47 Chestnut Avenue Wokingham RG41 3HW
F/2000/1773	Dr & Mrs M Darlison 6 Westward Close Wokingham RG41 3HU
F/2000/1773	C Smith 18 Westward Road Wokingham RG41 3HU
F/2000/1773	Peter L Harms 17 Westwood Road Wokingham Berkshire RG41 3HU
F/2001/1773	Mrs Sandra Runeckles 161 Old Woosehill Lane Wokingham Berkshire RG41 3HR
F/2000/1773	Mrs F Child 4 Astley Close WOKINGHAM Berkshire RG41 3HS
F/2001/1773	J G Mulvie 155 Old Woosehill Lane WOKINGHAM Berkshire RG41 3HR
F/2000/1773	Anne Smith 151 Old Woosehill WOKINGHAM Berkshire RG41 3HR
F/2000/1773	Cllr Tina Marinos 10 Wildcroft Drive WOKINGHAM Berkshire RG40 3HY

WOKINGHAM UNITARY
Aiming for Excellence

F/2000/1773	L J & E D Burt 180 Old Woosehill Lane WOKINGHAM RG41 3HQ
F/2000/1773	R R Barrett 169 Old Woosehill Lane WOKINGHAM Berkshire
F/2000/1773	Paul G Sharples 137 Old Woosehill Lane READING RG41 3HR
F/2000/1773	Ross M Hannan "Ringolevio" 1a Westwood Road WOKINGHAM Berkshire RG41 3HV
F/2000/1773	K A Malvern 161 Old Woosehill Lane Wokingham Berks RG41 3HR
Application Approved	Letters sent 28.02.02

Date: 05 July 2001

Your Ref:

My Ref: **Mrs B Polnik - F/2000/1773**

Persimmon Homes T V Ltd
C/O Jon Regent
45 - 47
Station Road
Gerrards Cross
Bucks
SL9 8ES

WOKINGHAM DISTRICT COUNCIL
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 Sir/Madam

***Application Number*: F/2000/1773**

Site Address: 173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

John Mitchell

Development Control Manager

Applicationo	Name & Address
F/2000/1773	N L Groves 192 Old Woosehill Lane Wokingham RG41 3HQ
F/2000/1773	P Mirfin 135 Old Woosehill Lane Wokingham RG41 3HR
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F/2000/1773	Mrs A Smith 151 Old Woosehill Lane Wokingham District Council RG41 3HR

F/2000/1773	J Henderson 13 Westward Road Wokingham Rg41 3HU
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F/2000/1773	A Trelfa 171 Old Woosehill Lane Wokingham RG41 3HR

F/2000/1773	Mrs P Scott Heathersdown Cottage 1 Chestnut Ave. Wokingham RG41 3HW
F/2000/1773	Mr & Mrs Burt 180 Old Woosehill Lane Wokingham RG41 4HQ
F/2000/1773	Mrs J Brown 47 Chestnut Avenue Wokingham RG41 3HW
F/2000/1773	Dr & Mrs M Darlison 6 Westward Close Wokingham RG41 3HU
F/2000/1773	C Smith 18 Westward Road Wokingham RG41 3HU
F/2000/1773	Peter L Harms 17 Westwood Road Wokingham Berkshire RG41 3HU
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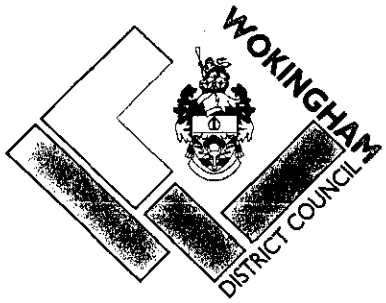

F/2000/1773 Cllr Tina Marinos
10 Wildcroft Drive
WOKINGHAM
Berkshire
RG40 3HY

F/2000/1773 L J & E D Burt
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RG41 3HQ

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F/2000/1773 Ross M Hannan
"Ringolevio"
1a Westwood Road
WOKINGHAM
Berkshire
RG41 3HV

Due to urgency of consultation, please see Basia or Part One for plans.

Date: 03 July 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Persimmon Homes T V Ltd C/O Jon Regent.

Case Officer: Mrs B Polnik

The new plans show the following: Deletion of conservatory, relocation of house and garage including replacement of double garage with single garage on "Villa" property sited behind 175 Old Woosehill Lane. Drawing nos 8473/004 and 8473/001H.

Comments are required by 10/07/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Comments as previous.

09/07/01

Adam C

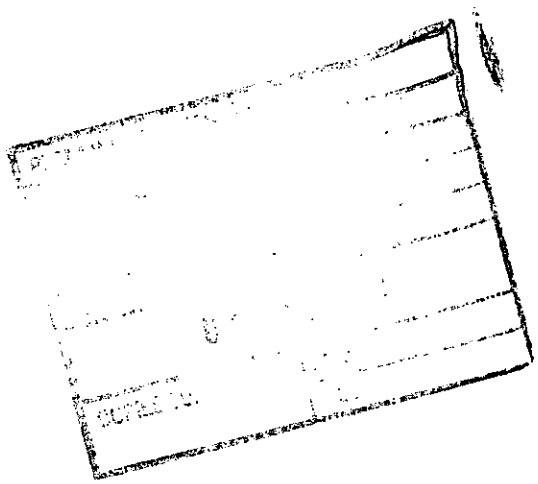
09/07/01

BLP.

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Ref: JLF/8473

1773

REVISED PLAN

2 July, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, *Wokingham*

Further to our telephone conversation this afternoon regarding the above, we enclose as requested six copies of the following drawings:

a. 8473/004 – 4 Bed Detached Villa (Type 2).
This has been modified to omit the conservatory as requested by yourselves.

b. 8473/001H- Site Layout .
This has been modified to show No.175, and move the siting of the villa, the garage has been changed to a single garage and the driveway lengthened.

We trust that you will find all these ammendments acceptable.

Yours sincerely,

JUAN FONTENLA
Direct Tel: 0118 930 7620

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

01189323461

BroadwayMalyan

Fax

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AH
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

To: Mrs B. Polnick
Company: Wokingham District Council.
Fax N°: 0118 9746484
Date: 2/7/2001
Subject: 136 Reading Road, Wokingham
Pages: 2
From: Juan Fontela
Copied to: John Regent - Persimmon Homes (TV) Ltd.

www.BroadwayMalyan.com

Dear Mrs Polnick,

Enclosed sketch showing revision requested by yourselves; I will ring to discuss shortly.

Yours sincerely

J. Fontela

File ref:

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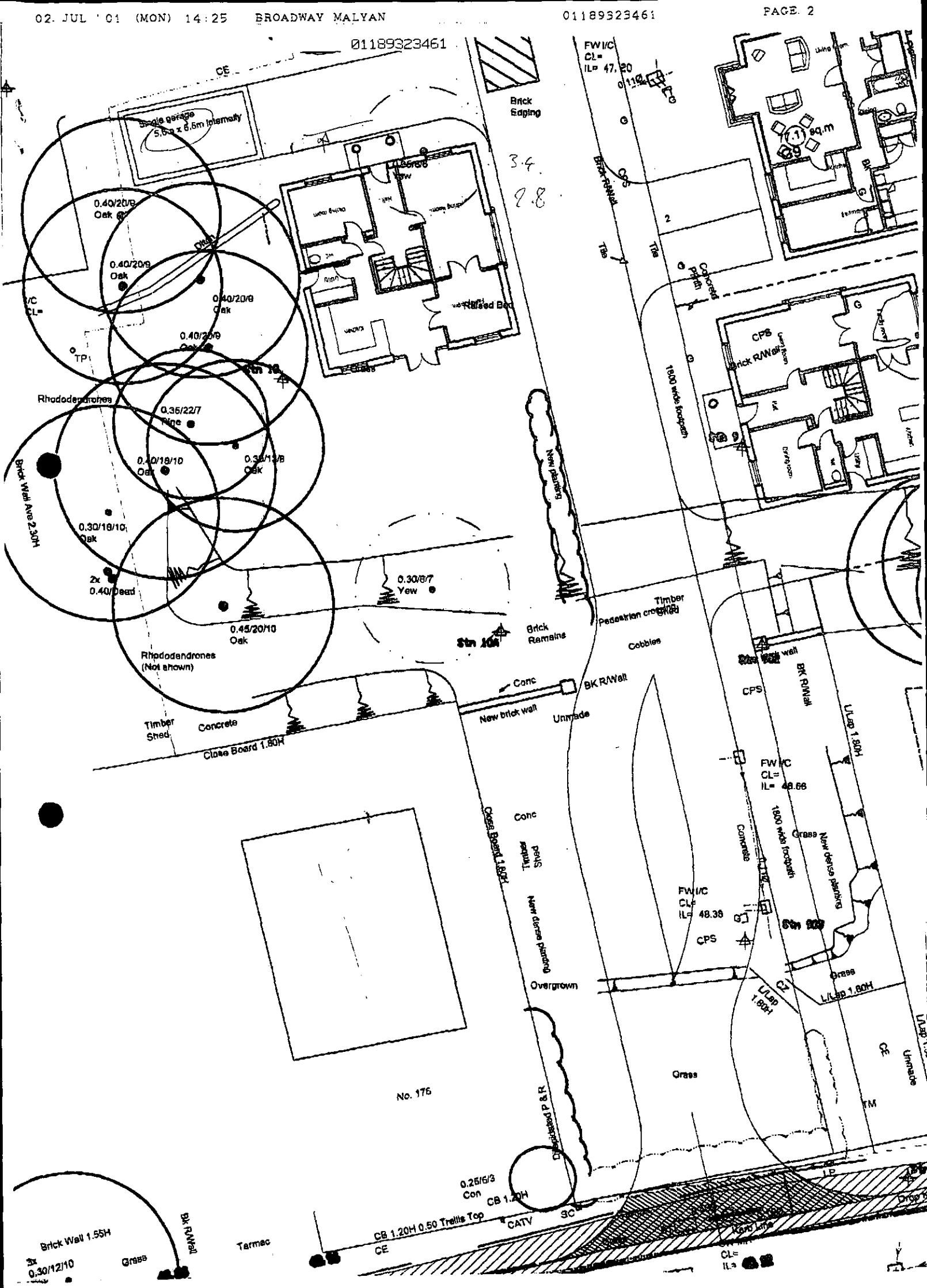
01189323461
Single garage 5.6m x 6.6m internally
Brick Edging
FW I/C CL= IL= 47.20
Brick R/Wall
Tile
Concrete Path
CPS
Brick R/Wall
1800 wide footpath
Timber Pedestrian crossing
Cobbles
Brick Remains
Conc
BK R/Wall
New brick wall
Unmade
Timber Shed
Concrete
Close Board 1.80H
Rhododendrones (Not shown)
0.40/20/9 Oak
0.40/20/9 Oak
0.40/20/9 Oak
0.40/20/9 Oak
0.35/22/7 Pine
0.40/18/10 Oak
0.35/13/8 Oak
0.30/18/10 Oak
2x 0.40/Dead
0.45/20/10 Oak
0.30/8/7 Yew
Brick Wall Ave 2.30H
Rhododendrones
Yew
Raised Bed
Cables
Timber Shed
Conc
Close Board 1.80H
New dense planting
Overgrown
FW I/C CL= IL= 48.66
FW I/C CL= IL= 48.38
CPS
BK R/Wall
L/Lap 1.80H
Concrete
1800 wide footpath
Grass
New dense planting
Grass
L/Lap 1.80H
Unmade
No. 176
Grass
Dilapidated P & R
0.25/6/3 Con
CB 1.20H
CB 1.20H 0.50 Trellis Top
CATV
SC
CE
Tarmac
Brick Wall 1.55H
BK R/Wall
3x 0.30/12/10
Grass
Kerb Line
IP
TM
3.4
9.8

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

OUR REF. 27.BP.1.JR/CF

BLP

PLANNING SERVICES | HPT 45089
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DC BCP | ENF
APP |
CS |
28 JUN 2001
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Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

27 June 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RTE 136 READING ROAD, WOKINGHAM

Further to our telephone conversation this morning, I understand that you have now received comments from your Highways Department supporting the proposed development on highways issues.

As I understand the situation you are in the process of finalising your Committee Report and that there is no additional information you require from us at this stage.

I would be grateful if you could contact me on Tuesday 3 July to confirm that we are on the agenda to go forward to the Planning Sub-Committee on 11 July, with an Officers Recommendation for Approval.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc	Mr M Thorpe	Wokingham District Council
	Mr T Callaghan	Wokingham District Council
	Mr S Tapper	Persimmon Homes (Thames Valley) Limited
	Mr J Fontenela	Broadway Malyan
	Mr P Williams	
	Mrs E Pritchard	
	Mr D Thompson	

Phoned 2/7. require 21m between properties

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: R Wright (Chairman), N Bloomfield (Managing Director), A P Storey, A J O Sinclair. Registered in England No 2142835. Subsidiary company of Persimmon plc.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1773

To: Basia Polnik, Planning

Your Ref: F/2000/1773

Date: 26th June 2001

PLANNING APPLICATION F/2000/1773
PROPOSED DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 22 FLATS AND 2 DWELLINGS – 173 OLD WOOSEHILL LANE & 136 READING ROAD, WOKINGHAM.

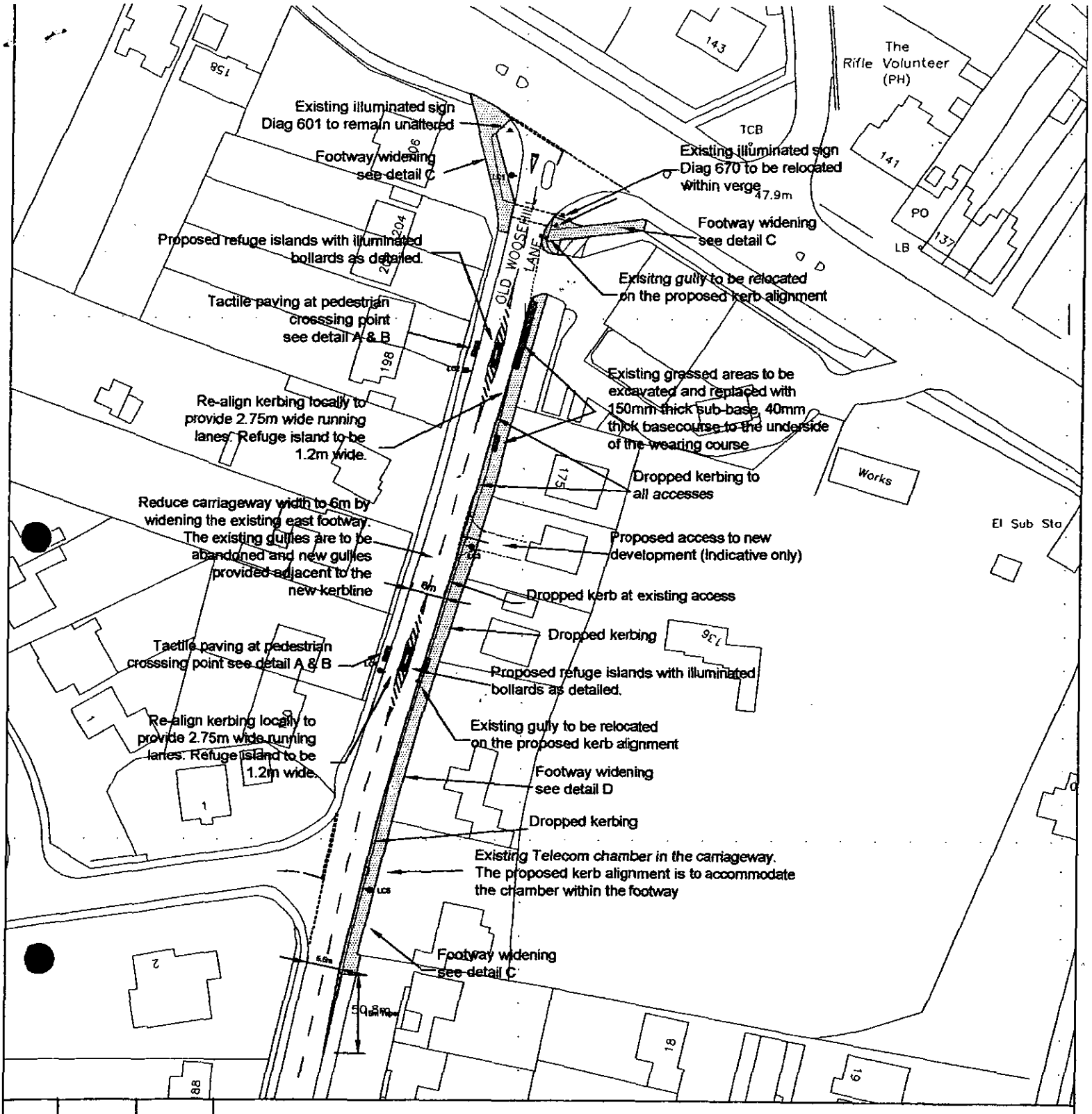
As you are aware, the Highway Authority previously raised concerns at the creation of a new vehicular access onto Old Woosehill Lane, due to the fact that adequate visibility splays could not be provided on land within the control of the applicant. However, at the cost of the developer, the Authority's term consultant has carried out an interim design for the provision of a shared cycleway/footway and traffic calming measures along Old Woosehill Lane between its junction with the Reading Road and Chesnut Ave (as indicated on the attached plan). As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards. The developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality. Therefore in view of this, I recommend the application be approved subject to the following:-

A legal agreement to secure the completion of highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

Conditions:-

1. C122: Car Parking
2. C123: Communal Parking
3. C125: (Insert 2.4 x 70 metres) Construction of Access/Visibility
4. C129: Construction Vehicles
5. C130: Mud on Road
6. C137: (Insert dwelling) Turning
7. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA prior to the development commencing.
8. IN08: Informative

Tom Callaghan.



Version	Originated by and date	Checked by and date	Approved by and date

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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

PARKMAN

Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	HE8 DEVELOPMENT ADVICE
Drawing Title	OLD WOOSEHILL LANE FOOTWAY WIDENING
Purpose	PRELIMINARY DESIGN
Draft / Issue	
Scale	1:1000
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332-20-0A-03
Version	A

Basia Polnik

From: *Tom Callaghan*
Sent: 26 June 2001 17:16
To: Basia Polnik
Subject: 136 Reading Road

Basia,

I may have forgotten one additional condition relating to the development of this site. I understand that there is currently vehicular access to the land direct from the Reading Road. If this is still the case, I recommend that a condition be imposed ensuring that this is stopped up upon either on commencement or occupation of the development.

Thanks

Tom

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
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www.persimmonhomes.com

OUR REF. 11.BP6.JR/PS

44457

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Basia Polnick
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

11 June 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 Reading Road, Wokingham

Further to our recent telephone conversation, I would wish you to note that we are extremely disappointed that this application will not be going forward to the next Planning Sub Committee on 20th June.

Following on from the letter of 7th June from Broadway Malyan, I trust that you have all the information that you require to finalise your committee report, with the exception of the Highways drawing. On this matter, I am somewhat confused why this drawing has not been forthcoming as we had previously agreed to pay for an external consultant (Parkman Consulting) to undertake what is a relatively simple drawing of the proposed cycle pathway. I have spoken to Steve MacMillan of Parkman Consulting today, who has advised me that the drawing will be with you as of Friday 8th June.

Assuming that Mr Callaghan of your Highways Department is satisfied with this and the highways matters in general, I trust that we will be in a position to go forward to the Planning Sub Committee on 11th July with an Officers Recommendation for Approval.

...cont'd/2...

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: R Wright (Chairman), N Bloomfield (Managing Director), A P Storey, A J O Sinclair. Registered in England No 2142835. Subsidiary company of Persimmon plc.

Should there be any outstanding matters, I would be grateful if you would contact me immediately on 01753 895540.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc:	Mr M Thorpe	Wokingham District Council
	Mr T Callaghan	Wokingham District Council
	Mr S Tapper	Persimmon Homes (Thames Valley) Limited
	Mr P Williams	
	Mrs E Pritchard	
	Mr D Thompson	

01189323461

Fax

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www.BroadwayMalyan.com

To: Basia Polnick. **Company:** Wokingham D.C.

Fax N°: 0118 974 6484 **Date:** 07 June 2001

Project: Reading Road, Wokingham. **Job/File N°:** 8473

Pages: 8

From: Juan Fontenla.

Notes:

Dear Mrs Polnick,

Enclosed is a copy of our letter of todays date and enclosures. The originals are in the post.

Yours sincerely

Juan Fontenla

64330

PLANNING
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DC BP CONF
APP
CS
08 JUN 2001
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FILE:

Copied to:	Name	Company	Fax N°

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01189323461

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref: JLF/GV/8473

7 June, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, Wokingham

Further to our telephone conversation yesterday regarding the above, we enclose as requested six copies of the following drawings:

a. 8473/003C – 4 Bed Detached Villa
This has been modified to omit the balcony over the conservatory as requested by yourselves.

b. Site survey drawing no. 990071

As requested by Jon Regent of Persimmon Homes Ltd., please also find enclosed copies of the following letters:-

a. Environment Agency letter dated 7 June 2000
b. Thames Water letter dated 18 January 2000
c. Environment Agency letter dated 2 March 2001
d. WSP Development letter dated 9 March 2001

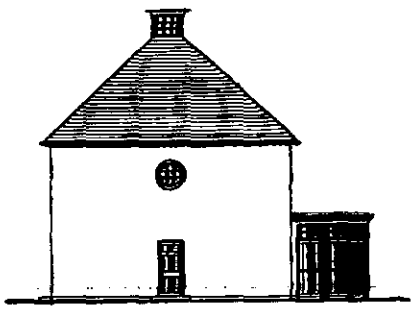
Yours sincerely,



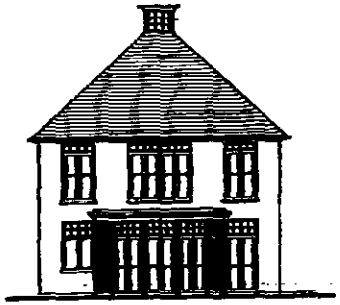
JUAN FONTENLA

Direct Tel: 0118 930 7620

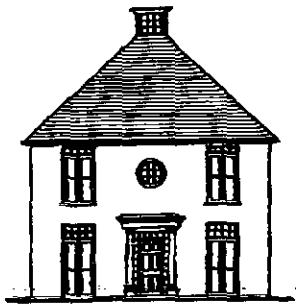
c.c. Jon Regent – Persimmon Homes (Thames Valley) Ltd.



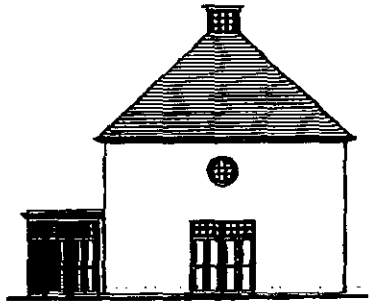
Side elevation



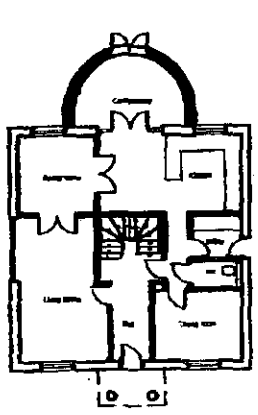
Rear elevation



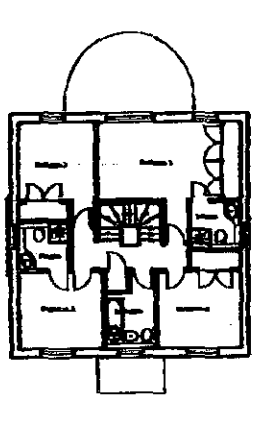
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

Broadway Malyan
Architects & Designers
Broadway Malyan Ltd
Bridge Street
Reading RG1 2LU
T +44 (0) 118 932 3461
F +44 (0) 118 932 3462
E reading@broadwaymalyan.com

Dexior Homes Ltd.

130 Reading Road, Wokingham

4 Bed detached villa

Planning

1:100	A3	May 01
8473	003	C

01189323461

WSP

DEVELOPMENT

Intec 4
Wade Road
Basingstoke
Hampshire
RG24 8NE

Tel: +44(0)1256 318800
Fax: +44(0)1256 318700
http://www.wspgroup.com

Our ref: DTH/mc/546

9 March 2001

D Klitgaard
Beazer Homes
Yateley Office
West House
Plough Road
Yateley
GU46 7UW

RECEIVED BY
12 MAR 2001
BEAZER HOMES YATELEY

Dear Duncan

Reading Road, Wokingham

We refer to our previous correspondence dated 23 February 2001 regarding the drainage strategy for the above site.

We have now received written approvals to our proposed foul and surface water strategies, as detailed on Drawing No. 466/SK/D1 A, from both Thames Water and the Environment (EA) Agency (copies enclosed).

We would draw your attention to the EA's response which confirms that we have successfully negotiated their withdrawal of the planning condition relating to the main on-site ditch. As a result you will no longer have to provide a 4m buffer strip between the ditch and the car park and no consent will be needed to in-fill the ditch if you so require.

The EA's comments regarding surface water (SW) storage confirms that in a 1 in 100 year storm SW run-off which floods from the sewer can be stored in the on-site pond if a suitable over-land flood route is provided.

The alternative storage option would be to simply increase the size of the attenuation pipe within the existing sewer design. The final decision on this matter should be made at the detailed design stage after further investigation.

We trust the above meets with your approval.

Yours sincerely

S J Dellow
Principal Engineer

Enc: EA letter 2 March 2001
TWUL letter 18 January 2001

WSP Group plc
Offices throughout the UK and worldwide

WSP Development Ltd

Registered Office
Buchanan House
24-30 Holborn
London
EC1N 2HS

Registered Number:
2382309 England

Our ref: SP\2001\003040001
Your ref: DTH/amn/546

Date: 2 March 2001

ENVIRONMENT AGENCY

Daniel Hayes
WSP Development
Intec 4
Wade Road
Basingstoke
Hants
RG24 8NE

Faxmessage fax notes
To: Daniel Hayes
Company: WSP
Fax No: 01256 318720
From: Sarah Paxman
Company: EA
Tel No: 01276 454323
No. of pages: 1 Date: 2/3/01
Ref.122468

Dear Sir

SURFACE WATER DRAINAGE STRATEGY - 136 READING ROAD, WOKINGHAM

Further to our telephone conversation today, I confirm that the comments regarding surface water drainage contained in my previous letter of 28 February 2000 were incorrect, and the amended comments are set out below. Please accept my apologies for this error. You are asked to quote the following reference in any correspondence: *SU76NE/25/9.*

Surface water drainage

Further to your discussion with my colleague, Amanda Read (Land Drainage Engineer) I can confirm that the runoff from the developed site will be restricted to 5L/s, which is acceptable. The submitted storage calculations only show storage up to the 1 in 30 year storm. I can confirm that it will be necessary to accommodate the excess water resulting from a 1 in 100 year storm within the site, and in such a way that there is no detrimental impact to the surrounding area. It may be possible to provide this storage using a combination of below and above ground methods. I understand that further details regarding the provision of storage for a 1 in 100 year storm will be forwarded in the near future.

Buffer zone

With regard to the buffer zone requirement to the ditch, I can confirm that if there is to be no flow into the ditch as the result of the abandonment of the existing surface water drainage system, then a 4 metre buffer zone to the ditch will not be required, as requested in the third condition of the Environment Agency's letter of 17 August 2000 to Wokingham District Council. Providing that the ditch is non-continuous, as you have stated, consent from the Environment Agency would not be required for any in-filling works.

A copy of this letter has been sent to Wokingham District Council.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wokingham District Council, Planning Services, PO Box 157, Shute End, Wokingham, Berks RG40 1WR (ref: F/2000/1773)

WSP GRAHAM DEVELOPMENT
READING OFFICE
FILE :
REF :
DATE : - 2 Mr 2001
CSM
DTH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

TOTAL P.01

01189323461

Thames Water
www.thames-water.com/mainsanddrains

Developer Services Waste - Provinces
1st floor Blake House
Manor Farm Road
Reading
Berks. RG2 0JN

Telephone 0118 923 6805
Fax 0118 923 6613

READING ROAD

S46

COM CE
SDD
DTH

Our ref.. RDG/WN/NC3/4/DWAK

Your ref

Date: 18 January, 2001

WSP Development
Intec 4
Wade Road
Basingstoke
Hampshire RG24 8NE

For the attention of S J Dellow

Dear Sirs

Re: DEVELOPMENT AT 136 READING ROAD, WOKINGHAM, BERKS.
PROPOSED SECTION 104 AGREEMENT

With reference to our recent discussions and your letter of 11th January, I can confirm that your drainage proposals are acceptable in principle to Thames Water. I would prefer the surface water storage to be on-line rather than off-line thereby reducing the number of manholes and length of pipework.

I hope the above is satisfactory. Please do not hesitate to contact me if you wish to discuss this matter further.

Yours faithfully

DWA KILPATRICK
Developer Services Engineer

Thames Water Utilities Limited
Registered in England and Wales No. 2366661
Registered office Gainsborough House Manor Farm Road Reading RG2

01189323461

99/34 File

ENVIRONMENT AGENCY

Our ref: SE2426
Your ref: JP/ECT/22/990084

Please reply to: David McKnight on 01276 454345

Date: 7 June, 2000

Beazer Homes
West House
Plough Road
Yately
Hampshire, GU46 7UW

Received by
- 8 JUN 2000
Beazer Homes Yately

Dear Sir,

RE: Matthew Clarke Site, London Road, Hook, Hampshire.

Thank you for your letter dated 10 April 2000 . The Environment Agency has the following comments:

Public Register

The Agency can only obtain pollution incidents by local authority/borough and have therefore enclosed the pollution incidents for Hart in which the above site is located.

Waste Regulation

Records held by the Environment Agency, which have been compiled largely under the provisions of the Control of Pollution Act 1974 and the Environmental Protection Act 1990 indicate that there are no current or former landfills within 250 metres of the above site. It is advisable to check with the appropriate Local Authority/Borough with regards to any licensed waste disposal sites and any other activity that may have occurred in the area.

Groundwater Protection

In order not to increase the risk of flooding in this area, the Environment Agency may request that the rate of surface water discharge from the development be restricted to that which discharges from the existing site. Therefore, if the impermeable area increases from that which exists, the developer may be required to store excess surface water on site and control its release to the watercourse. Methods for doing this should be agreed with the Agency.

The site does not lie with a Source Protection Zone or Nitrate Sensitive Areas.

The Agency has no specific records of contamination with regards to the above site. Enquiries should be made of local and historical sources to ascertain any contamination information they may be able to provide. If some evidence is produced in this way, you may wish to contact the Agency again.

The site is situated on London Clay, and given that abstraction for public water supply takes

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454503,/01276 454345 Fax: 01276 454352

g:\craddock\planning\psouthe\wordsearches\dm1378.doc

place to the east of Graywell, the Agency would expect Groundwater Quality to be good.

Flooding and Land Drainage

I have no record of this site having been affected by flooding in the past. However, enquiries should be made of local sources to ascertain any flooding information they may be able to provide. If some evidence is produced in this way you may wish to contact me again so that I can advise accordingly.

You should note that this information is based on that currently available to the Agency. The Agency and its officers accept no liability whatsoever for any loss or damage arising from interpretation or use of this information.

This information is provided subject to the enclosed notice which you should read.

Please accept this letter as confirmation that the Agency has received your cheque for £58.75 for the above information

Yours faithfully

D. McKnight

David McKnight
Customer Contact Officer

Enc.: **Notice**
Pollution Incidents

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross

www.persimmonhomes.com

OUR REF. 14.BP31.JR/PS

PLANNING SERVICES
TCL
DC BP 44528
APP
CK
15 JUN 2001
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FILE:

Basia Polnick
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

Reply rcvd

14 June 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 Reading Road, Wokingham

Further to my letter of 11th June, I have now spoken to Tom Callaghan in your Highways Department who has confirmed that the outstanding highways drawing has now been received and that there are no outstanding matters with regard to highways issues.

I would be grateful if you could confirm that there are now no outstanding issues on this site and that we are now in position to go forward to the Planning Sub Committee on 11th July with an Officers Recommendation for Approval.

Kind regards

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc: Mr M Thorpe — Wokingham District Council
Mr T Callaghan — Wokingham District Council
Mr S Tapper — Persimmon Homes (Thames Valley) Limited
Mr P Williams
Mrs E Pritchard
Mr D Thompson

RECYCLED PAPER

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax: 01753 892898
DX 40250 Gerrards Cross

www.persimmonhomes.com

OUR REF. 5.MT.3.JR/CF

SENT BY FAX AND POST
Mr M Thorpe
Principal Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

5 June 2001

SUBJECT TO CONTRACT

4A146
PLANNING SERVICES | HPT
POL | TLS
DC MLT
APP
CS
06 JUN 2001
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FILE:

Dear Mr Thorpe

RE 136 READING ROAD, WOKINGHAM

With reference to the above and our telephone conversation today, I am writing to register our concern at the lack of progress on this application. We have attempted to contact Basia Polnick both yesterday and today and as yet have received no response. Whilst we appreciate your current case load we are merely trying to establish if there are any outstanding issues which we may be able to assist in addressing, to enable this to go forward to the next Committee on 20 June.

As you have requested, I will contact you on Thursday 7 June after 2pm, when I trust you will be in a position to provide us with an update. We wish to work with you on this application but to operate in a vacuum of silence is clearly unacceptable.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B Polnick
Mr S Tapper
Mr P Williams
Mrs E Pritchard
Mr D Thompson

Wokingham District Council
Persimmon Homes (Thames Valley) Limited

RECYCLED PAPER

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SL9 8ES
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DX 40250 Gerrards Cross

www.persimmonhomes.com

Barry left message 6/6 - not on
drawing Highway Plan
Revised plan detailing balconies.
attn Mr M. Thorpe

MLT

With compliments Jon Regent.

PERSIMMON

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DX 40250 Gerrards Cross

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OUR REF. 31.BP.1.JR/CF

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

31 May 2001

SUBJECT TO CONTRACT

PLANNING SERVICES | HPT
POL | TLS
DC | SNF
APP |
CS |
04 JUN 2001
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44060

Dear Mrs Polnick

RE 136 READING ROAD, WOKINGHAM

Following a conversation with Mr T Callaghan of your Highways Department last week, I understand that you should now be in receipt of the cycleway plans and general comments relating to highways. We are now not aware of any further outstanding objections and would be grateful if you could confirm that this application is now in a position to go forward to the Committee on 20 June.

I have left numerous telephone messages with your office over the last few weeks to discuss this application and spoke to your colleague Mike Thorpe (Principal Planning Officer) on Wednesday 30 May, who advised that you would be in a position to confirm this or otherwise upon your return to the office on Monday 4 June.

Our clients are becoming increasingly concerned at the lack of progress on this application, which was submitted on 24 May 2000 and I am sure you are equally keen to see this application determined.

I look forward to discussing this matter with you next week.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc Mr M Thorpe Wokingham District Council
Mr T Callaghan Wokingham District Council
Mr S Tapper Persimmon Homes (Thames Valley) Limited

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

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OUR REF. 5.MT.3.JR/CF

SENT BY FAX AND POST
Mr M Thorpe
Principal Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

leaving v left message 2.55pm Thurs 7/6/01

5 June 2001

SUBJECT TO CONTRACT

PLANNING SERVICES | HPT
POL | LS
DC MLT | ENF
APP |
CS |
07 JUN 2001
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44230.

Dear Mr Thorpe

RE 136 READING ROAD, WOKINGHAM

With reference to the above and our telephone conversation today, I am writing to register our concern at the lack of progress on this application. We have attempted to contact Basia Polnick both yesterday and today and as yet have received no response. Whilst we appreciate your current case load we are merely trying to establish if there are any outstanding issues which we may be able to assist in addressing, to enable this to go forward to the next Committee on 20 June.

As you have requested, I will contact you on Thursday 7 June after 2pm, when I trust you will be in a position to provide us with an update. We wish to work with you on this application but to operate in a vacuum of silence is clearly unacceptable.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B Polnick
Mr S Tapper
Mr P Williams
Mrs E Pritchard
Mr D Thompson

Wokingham District Council
Persimmon Homes (Thames Valley) Limited

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Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142833. Subsidiary company of Persimmon plc.

PERSIMMON

OUR REF. 11.BP6.JR/PS

Basia Polnick
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

LL458

PLANNING SERVICES	HPT
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Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

11 June 2001

SUBJECT TO CONTRACT

Dear Mrs Polnick

RE 136 Reading Road, Wokingham

Further to our recent telephone conversation, I would wish you to note that we are extremely disappointed that this application will not be going forward to the next Planning Sub Committee on 20th June.

Following on from the letter of 7th June from Broadway Malyan, I trust that you have all the information that you require to finalise your committee report, with the exception of the Highways drawing. On this matter, I am somewhat confused why this drawing has not been forthcoming as we had previously agreed to pay for an external consultant (Parkman Consulting) to undertake what is a relatively simple drawing of the proposed cycle pathway. I have spoken to Steve MacMillan of Parkman Consulting today, who has advised me that the drawing will be with you as of Friday 8th June.

Assuming that Mr Callaghan of your Highways Department is satisfied with this and the highways matters in general, I trust that we will be in a position to go forward to the Planning Sub Committee on 11th July with an Officers Recommendation for Approval.

...cont'd/2...

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: R Wright (Chairman), N Bloomfield (Managing Director), A P Storey, A J O Sinclair. Registered in England No 2142835. Subsidiary company of Persimmon plc.

Should there be any outstanding matters, I would be grateful if you would contact me immediately on 01753 895540.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc:	Mr M Thorpe	Wokingham District Council
	Mr T Callaghan	Wokingham District Council
	Mr S Tapper	Persimmon Homes (Thames Valley) Limited
	Mr P Williams	
	Mrs E Pritchard	
	Mr D Thompson	

PERSIMMON

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Fax: 01753 892898
DX 40250 Gerrards Cross

www.persimmonhomes.com

OUR REF. 31.BP.1.JR/CF

Mrs B Polnick
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

31 May 2001

SUBJECT TO CONTRACT

44027

PLANNING SERVICES	HPT
POL	TI S
DC BP	ENF
APP	
CS	
04 JUN 2001	
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	FILE:

Dear Mrs Polnick

RE 136 READING ROAD, WOKINGHAM

Following a conversation with Mr T Callaghan of your Highways Department last week, I understand that you should now be in receipt of the cycleway plans and general comments relating to highways. We are now not aware of any further outstanding objections and would be grateful if you could confirm that this application is now in a position to go forward to the Committee on 20 June.

I have left numerous telephone messages with your office over the last few weeks to discuss this application and spoke to your colleague Mike Thorpe (Principal Planning Officer) on Wednesday 30 May, who advised that you would be in a position to confirm this or otherwise upon your return to the office on Monday 4 June.

Our clients are becoming increasingly concerned at the lack of progress on this application, which was submitted on 24 May 2000 and I am sure you are equally keen to see this application determined.

I look forward to discussing this matter with you next week.

Yours sincerely

Jon Regent

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc Mr M Thorpe — Wokingham District Council
Mr T Callaghan — Wokingham District Council
Mr S Tapper — Persimmon Homes (Thames Valley) Limited

left message on voicemail 6.6.01 due to be considered 11.7.01
Subject to receipt of revised plan and highway plan from consultant.

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York, YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

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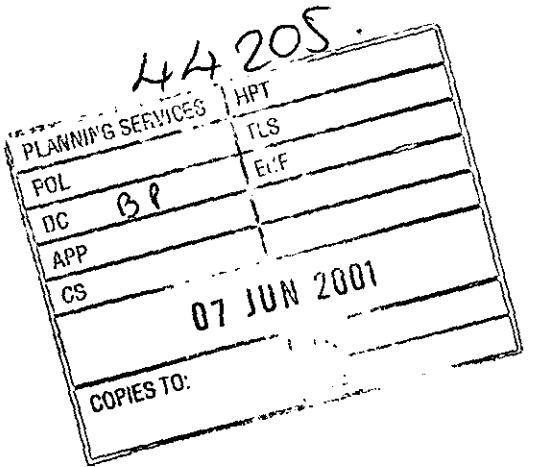

With compliments Jon Regent

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OUR REF. 5.MT.3.JR/CF

SENT BY FAX AND POST
Mr M Thorpe
Principal Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

5 June 2001

SUBJECT TO CONTRACT

Dear Mr Thorpe

RE 136 READING ROAD, WOKINGHAM

With reference to the above and our telephone conversation today, I am writing to register our concern at the lack of progress on this application. We have attempted to contact Basia Polnick both yesterday and today and as yet have received no response. Whilst we appreciate your current case load we are merely trying to establish if there are any outstanding issues which we may be able to assist in addressing, to enable this to go forward to the next Committee on 20 June.

As you have requested, I will contact you on Thursday 7 June after 2pm, when I trust you will be in a position to provide us with an update. We wish to work with you on this application but to operate in a vacuum of silence is clearly unacceptable.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mrs B Polnick — Wokingham District Council
Mr S Tapper — Persimmon Homes (Thames Valley) Limited
Mr P Williams
Mrs E Pritchard
Mr D Thompson

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

F/2000/1773

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
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Buckinghamshire
SL9 8ES
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Fax: 01753 892898
DX 40250 Gerrards Cross

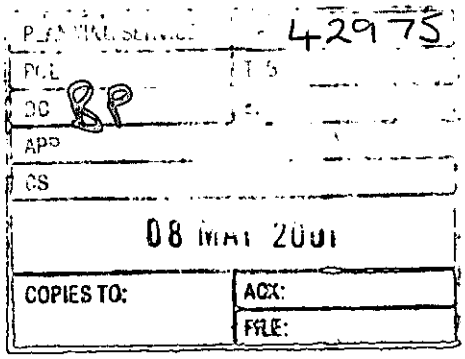
www.persimmonhomes.com

OUR REF RR.JR/CF

Mrs Basia Polnik
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

4 May 2001

SUBJECT TO CONTRACT



Dear Mrs Polnik

RE 136 READING ROAD, WOKINGHAM – FORMER BEAZER SITE

With reference to the above I write to advise you that following the recent takeover the Beazer Group by Persimmon Homes Plc that this site formerly dealt with by Beazer Homes at Yateley now comes under the operational region of Persimmon Homes (Thames Valley) Limited and will be dealt with initially by myself Jon Regent the Land Manager for Persimmon Homes (Thames Valley) Limited.

I would be grateful if you could ensure that all future correspondence and enquiries where appropriate are forwarded onto the following address:-

Persimmon Homes (Thames Valley) Limited
45-47 Station Road
Gerrards Cross
Bucks
SL9 8ES

Tel: 01753 892893
Fax: 01753 895537
DX: 40250 Gerrards Cross

RECYCLED PAPER

Persimmon Homes (Thames Valley) Ltd. Registered office: Persimmon House, Fulford, York. YO19 4FE. Directors: D G Bryant (Chairman), H M Shepherd-Cross (Managing Director), S Watt, A P Storey, A J O Sinclair, D Fordham. Registered in England No 2142835. Subsidiary company of Persimmon plc.

Where there are outstanding issues relating to the site coming forward for development i.e. planning, legal or technical matters, either myself or a colleague in the appropriate department will be in contact shortly to discuss this further.

On a general point I would advise you that although Beazer Homes no longer exists as a brand they obviously will continue to exist as a legal entity and all legal matters, documentation and warranties will still be in place.

Yours sincerely

Jon Regent MA (Oxon) MSc ARICS
Land Manager
Persimmon Homes (Thames Valley) Limited
Tel: Direct line: 01753 895540
Mobile: 07957 837573
E-mail: jon.regent@persimmonhomes.com

cc. Mr A Sinclair - Operations Director — Persimmon Homes (Thames Valley) Limited
Mr S Tapper - Drawing Office Manager — Persimmon Homes (Thames Valley) Limited
Mr P Lugard - Project Design Engineer — Persimmon Homes (Thames Valley) Limited
Mr G Day - Chief Surveyor — Persimmon Homes (Thames Valley) Limited

POLICY AND PLANS CONSULTATION

Case Officer: Simon Lewis

Location: 173 Old Woosehill Lane & 136 Reading Road

Application Number: F/2000/1773

Proposed demolition of existing dwelling and redevelopment of site with 2 flats and 2 dwellings, car parking, bin stores and new access

---

Planning History
There is no relevant planning history on the site, although the site was considered favourably as a possible housing site in 1989, in the early stages of preparing the South East Area Local Plan.

Principle of Development
The site is located within the settlement boundary and therefore development of the site is acceptable in principle.

Housing Mix
The proposal is for 21x2-bed flats, 1x3-bed flat and 2x4-bed detached dwellings. Proposed amendment 5/10 to the Deposit Draft Local Plan adds to paragraph 5.17. It states that the Housing Needs Survey 1997 identified a need for smaller dwellings. Policy WH6 states that emphasis will be given to the need for small (one, two and three) dwellings. The proposed mix of dwelling sizes meets this identified need.

Density
Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. In summary the new draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. It goes on to state that higher densities will be acceptable in locations with good public transport connections and good access to local retail, community and service facilities.

The site area is 0.82ha (not 0.083ha as indicated on the application form) and development of 24 dwellings on this site produces a net density of 30 dwellings per hectare (dph), if the whole site area is taken into consideration. However the site is quite heavily treed and a large proportion of the site is covered by a TPO. If this is taken into account, and the site area reduced, the net density would actually be considerably higher. The site is located within 100m of the A329 bus corridor, which meets the definition of a public transport corridor described in the text in paragraph 5.28 of the 12 June Environmental Services Committee. A designated cycle route runs along the Reading Road and Old Woosehill Lane. Woosehill Centre is just over 400m away. While the site is not within 400m of a local centre or 800m of a town or district centre, it

is thought that on balance the particularly good access to alternative modes of transport, which allow for travel to retail facilities, outweighs the fact that the site does not meet the requirements for distance from a centre. The site is therefore considered to be a sustainable location with good access to public transport and local facilities in which higher densities should be encouraged.

Affordable Housing
Policy WH1(h), as proposed to be amended, requires an element of affordable housing to be provided in residential schemes of 15 or more dwellings or of 0.5 ha or more in settlements of 3,000 or fewer, and of 25 or more dwellings or of 1ha or more elsewhere. Wokingham is listed as one of the locations where the 25 dwelling requirement applies. As this proposal is for 24 dwellings, there is no policy requirement for an affordable housing provision.

Trees
Policy WBE11 states that protection will be given to trees and areas of woodlands. As stated above the site is quite heavily treed and a group TPO covers a large proportion of the site. The proposal only appears to result in the loss of 13 of the existing trees, with the large majority of the existing trees being retained.

Conclusion
The site is in a sustainable location on which higher density residential development should be sought. The proposal provides for a good mix of dwelling sizes. Although a number of trees would be lost by the proposal, the majority will be retained and it is thought that on balance the need to promote the efficient and effective use of land outweighs the loss of the trees, in policy terms.

Liz Walker

Liz Walker
Policy & Plans
6.7.00

THAMES VALLEY
POLICE

PLANNING SERVICES 31961
POL
DC
APP
CS
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ACK:
FILE:

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 14th July 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mr. S. Lewis
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1773

Dear Mr. Lewis

173 Old Woosehill Lane & 136, Reading Rd. Wokingham.

Thank you for the details of the application in respect of the above site.

My only comment is that the plans do not show any provision for keeping casual intruders from gaining access to the extensive gardens and pond at the back of the house. There must be a fence (with gates as desired) to prevent non-residents wandering round the back. This is not only to safeguard the privacy and security of residents but to prevent accidents if local children go exploring etc.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include domestic burglary and car crime.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

PLANNING SERVICES HDT 32084
POL
DC
21 JUL 2000
COPIES TO: ACK: FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/1773

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access.

Site Address: 173 Old Woosehill Lane & 136 Reading Road, Wokingham.

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

Your observations are required in respect of this application by **21/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

- **Provision for residents parking is insufficient – only 24 marked spaces for 22 flats.**
- **There were concerns over the impact that the extra vehicle movements from this development would have on the amount of traffic in Old Woosehill Lane, where there is an existing 'rat- running' problem.**

Comment
A suggestion was made that the 'rat running' problem on Old Woosehill Lane could be solved by preventing left turns into Old Woosehill Lane from the Spine Road.

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1773

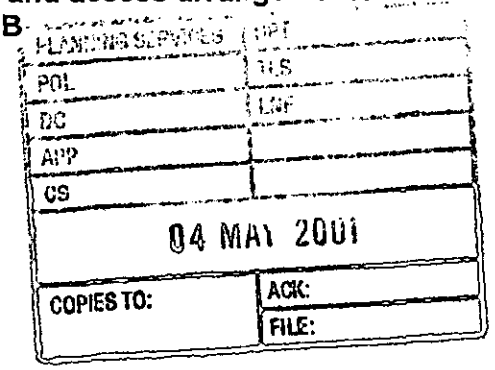
Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access

Site Address: 173 Old Woosehill Lane & 136 Reading Road , Wokingham

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

Your observations are required in respect of this application **by 04/04/01**

No objection to new plans showing revised layout and access arrangements
Drawing nos 8473.001G & 8473.0003B



SIGNED: _____ **DATE:** 01/05/01

CLERK TO Wokingham Town Council

Date: 14 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Revised layout and access arrangements and detached house. Drawing nos 8473.001G, 8473/003B.

Comments are required by 04/04/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/1773 (Planaps) / (Ludhouse) Date Rec. 19.2.01

Location: 173 Old Woosehill Lane / 136 Reading Rd

Parish Wokingham

Applicant: Beazer Homes Ltd.

Description of attached plans Revised plan showing revised layout and access arrangements and detached house

Drawing No's: 8473/001G and 8473/003B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: Neighbours as before and anyone who has written in

_____ Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

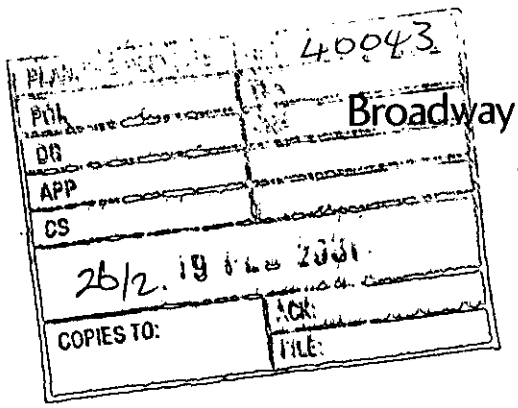
New Site Notice (Y) / N Revised plan

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 14.03.PS

Yellow - Part One Copy
Green - Officer's Copy



BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

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

For the attention of Mrs B Polnik

REVISED PLAN
1773 1

Ref: JLF/GV/8473

16 February, 2001

Dear Sirs

136 Reading Road, Wokingham

Further to our various telephone conversations regarding the above, we now enclose for substitution purposes five copies of the following drawings:-

8473/001G	Site Layout
8473/003B	4 Bed Detached Villa

You will note that the layout and house types have been further amended, in light of our recent discussions/meetings with Tom Callaghan (Highways) and Neil Heatherington (Trees).

We trust that this now adequately addresses all of the outstanding items. However, should you have any further comments/queries please contact us and we will be pleased to assist.

Yours faithfully,

JUAN FONTENLA

Direct Tel: 0118 930 7620

c.c. P. Bedford – Beazer Homes Ltd
A. Draffin – Draffin Associates

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

BroadwayMalyan.com

Planning Application

Received by Wokingham District Council

Application No: F/2000/1773

Proposal:
Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Location:
173 Old Woosehill Lane & 136, Reading Road, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. *9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day* Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 March 2001

Revised Plans

F/2000/1773

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BroadwayMalyan
Architects & Designers

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Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

30928

For the Attention of Mrs B Polnik Planning Department

Ref: 8473/60/21/DHA

21, June 2000

Dear Sirs,

136 Reading Road, Wokingham

In support of our planning application dated 24 May 2000, please find enclosed a copy of the Traffic Survey Report which has been prepared in respect of the Old Woosehill Lane/Reading Road junction.

We also enclose copy of Allan Burns letter to ourselves which clarifies the methodology and findings of the report.

We have also forwarded copies direct to the Highways Oficer Mr. Tom Callagher.

Yours faithfully,

DAVID ANDERSON
Associate Director

Direct Line: 0118 930 7606

c.c. Mr. Tom Callagher (+ report)
Mr. Paul Bedford, Beazer Homes
Mr. Allan Burns

Other Offices:
London, Manchester, Weybridge
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www.BroadwayMalyan.com

Allan J Burns
B Sc M Sc C Eng MICE MIHT
Traffic and Transportation Consultant

Beynac Rise, Crampmoor Lane, Romsey, Hampshire, SO51 9AJ
Tel: 01794 516125 Fax: 01794 514861

D Anderson Esq.
Broadway Malyan, Ilex House
10 High Street
Theale
Reading
Berks RG7 5AN

15 June 2000

Dear David

Beazer Homes - 136 Reading Road, Wokingham

Please find attached a copy of the traffic survey report. This covers the survey data requested by Mr Callaghan, at the meeting with Paul Bedford and me, a few weeks ago.

My initial consideration of the data indicates a few points that I would like to make. The first is that the report does not make it clear that the queuing survey was undertaken on the Old Woosehill Lane approach to the junction. Secondly, in considering the data on traffic queues, the times shown are those in which queuing occurred. Therefore, it is evident that there was a significant period when there were no vehicles queuing, e.g. from 0700 to 0706, 0709, 0711, 0713 etc.

The proposed development is relatively small, with some 24 dwellings proposed. Using the TRICS datacard, it is likely that such a development would only generate some 17 to 18 vehicle movements in a peak hour. When taking into account that some will be inbound and some outbound, and that some will be travelling to or from the north and some to or from the south, the number of vehicles that would be added to those leaving Old Woosehill Lane at this junction would probably be in single figures. This is unlikely to add significantly to the queuing, which at the very worst reaches 5 vehicles, once in the morning period and once in the evening.

I believe that the proposed development is, therefore, unlikely to cause any significant highway problems.

I am happy for you to forward a copy of this letter, with the survey report, to the authority, as you consider appropriate.

Yours sincerely

Allan Burns

THE PAUL CASTLE CONSULTANCY

TRAFFIC DATA COLLECTION & PRESENTATION SPECIALISTS

Wokingham

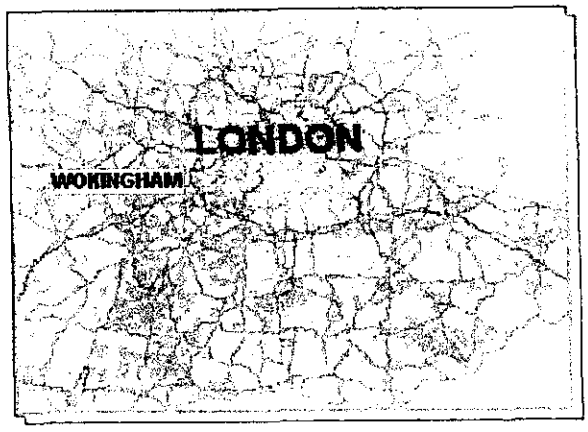
Manual Traffic Survey

25 May 2000

FOR

Allan Burns - Romsey

The Paul Castle Consultancy
Castle Farm
Deddington
Oxfordshire
OX15 0TP
Telephone 01869 338778
Fax 01869 338779
E-Mail Paul.Castle@Btinternet.Com



PCC 3164

The Paul Castle Consultancy has prepared this report in accordance with the instructions of ALLAN BURNS for its sole and specific use. The Paul Castle Consultancy shall not be liable for any such use of any information contained herein for any purpose other than that for which the same was prepared and provided, pursuant to their appointment as Traffic Data Collection Specialists in this matter.

Authorisation for Issue:

Fieldwork Supervisor:	*Dave Rosier*
Report Compiler:	*Geoff Fensom*
Checked By:	*Steve Lilley-Hopkins*
Project Manager:	*Geoff Fensom*
Report Date:	*9th June 2000*

In the event of any queries regarding the content of this report, please contact the Report Compiler (by fax or telephone) who shall deal with your questions.

In an effort to save on paper and the environment the data for this survey has been e-mailed to Allan Burns on 1st June 2000.

Preface

The Paul Castle Consultancy were appointed by Allan Burns, to undertake a Manual Traffic Survey at the above location, in order to determine vehicle turning movements.

Methodology Manual Traffic Counts

In order to collect this information, enumerators undertook manual observations at the junction, collecting vehicle movements by direction and type. Upon completion of the survey, the data recordings were entered into a spreadsheet (Microsoft Excel 97) in order to produce summarised tabulations for 15 minute and hourly segments.

Methodology - Queue Length Survey

In order to collect this information, enumerators undertook manual observations at the junction. An enumerator was deployed to each approach arm to the junction to collect vehicle queue lengths (measured in actual vehicle numbers) at the stop line of the junction every 1 minute. Whereupon the queues disappeared out of sight of the signals for either enumerator or queuing motorist, an estimate was of the queue length was noted. Upon completion of the survey, the data recordings were entered into a spreadsheet (Microsoft Excel 97) in order to produce summarised outputs.

Site Survey Details

Survey Dates: **Thursday 25th May, 2000**

Hours: **0700-1000 ; 1600-1900**

Location: **See enclosed map**

Classifications: **Lights / Heavies**

Intervals: **15/60 Minute**

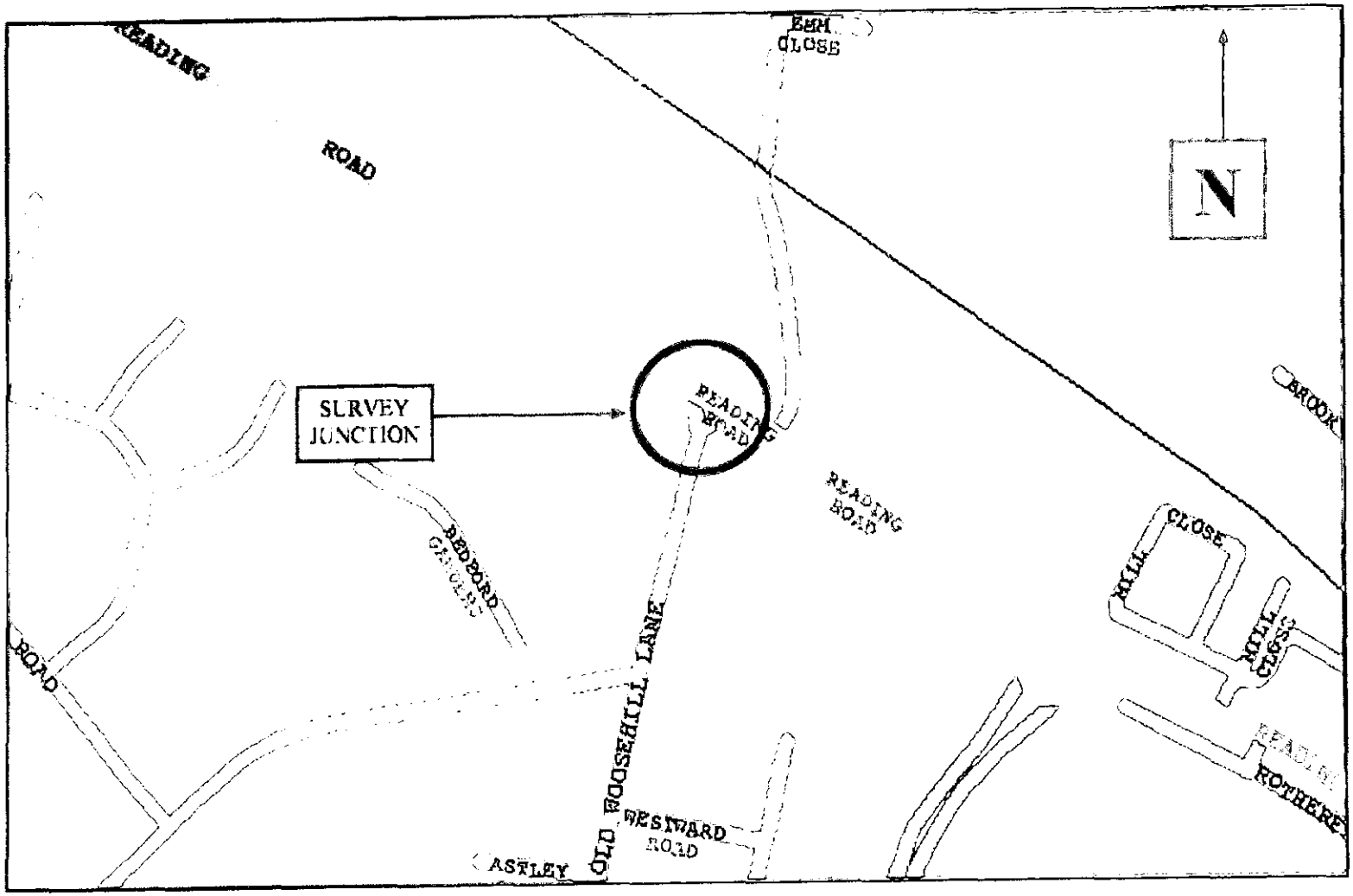
Weather: **Sunny**

Notes:

There were no occurrences that occurred which affected the flow of traffic or the completion of this survey.

PAUL CASTLE CONSULTANCY
Map Sheet

Project:	PCC No:	Originator: Geoff Fensom	Date: May 2000



Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Reading Road (East)

	Left to Old Woosehill Lane			Straight to Reading Road (West)		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	2	0	**2**	98	3	**101**
0715 - 0730	3	0	**3**	114	4	**118**
0730 - 0745	4	0	**4**	154	8	**162**
0745 - 0800	6	0	**6**	183	3	**186**
Hourly Total	**15**	**0**	**15**	**549**	**18**	**567**
0800 - 0815	9	0	**9**	165	6	**171**
0815 - 0830	5	0	**5**	142	3	**145**
0830 - 0845	3	0	**3**	137	1	**138**
0845 - 0900	4	0	**4**	122	3	**125**
Hourly Total	**21**	**0**	**21**	**566**	**13**	**579**
0900 - 0915	7	0	**7**	131	6	**137**
0915 - 0930	4	0	**4**	121	3	**124**
0930 - 0945	6	0	**6**	127	5	**132**
0945 - 1000	5	0	**5**	123	4	**127**
Hourly Total	**22**	**0**	**22**	**502**	**18**	**520**
Session Total	**58**	**0**	**58**	**1617**	**49**	**1666**
1600 - 1615	15	0	**15**	140	5	**145**
1615 - 1630	10	0	**10**	168	6	**174**
1630 - 1645	14	0	**14**	164	2	**166**
1645 - 1700	17	0	**17**	152	2	**154**
Hourly Total	**56**	**0**	**56**	**624**	**15**	**639**
1700 - 1715	11	0	**11**	159	2	**161**
1715 - 1730	11	0	**11**	156	1	**157**
1730 - 1745	13	0	**13**	168	2	**170**
1745 - 1800	12	0	**12**	157	1	**158**
Hourly Total	**47**	**0**	**47**	**640**	**6**	**646**
1800 - 1815	16	0	**16**	173	1	**174**
1815 - 1830	15	0	**15**	166	0	**166**
1830 - 1845	14	0	**14**	161	0	**161**
1845 - 1900	15	0	**15**	158	1	**159**
Hourly Total	**60**	**0**	**60**	**658**	**2**	**660**
Session Total	**163**	**0**	**163**	**1922**	**23**	**1945**

Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Old Woosehill Lane

	Left to Reading Road (West)			Right to Reading Road (East)		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	4	0	**4**	14	0	**14**
0715 - 0730	15	0	**15**	16	0	**16**
0730 - 0745	15	0	**15**	20	0	**20**
0745 - 0800	20	0	**20**	27	0	**27**
Hourly Total	**54**	**0**	**54**	**77**	**0**	**77**
0800 - 0815	18	0	**18**	34	0	**34**
0815 - 0830	16	0	**16**	32	1	**33**
0830 - 0845	17	0	**17**	23	0	**23**
0845 - 0900	14	0	**14**	19	0	**19**
Hourly Total	**65**	**0**	**65**	**108**	**1**	**109**
0900 - 0915	11	0	**11**	18	0	**18**
0915 - 0930	10	0	**10**	18	0	**18**
0930 - 0945	12	0	**12**	8	0	**8**
0945 - 1000	8	1	**9**	9	0	**9**
Hourly Total	**41**	**1**	**42**	**53**	**0**	**53**
Session Total	**160**	**1**	**161**	**238**	**1**	**239**
1600 - 1615	8	0	**8**	12	0	**12**
1615 - 1630	6	1	**7**	9	0	**9**
1630 - 1645	8	0	**8**	10	0	**10**
1645 - 1700	12	0	**12**	9	0	**9**
Hourly Total	**34**	**1**	**35**	**40**	**0**	**40**
1700 - 1715	9	0	**9**	9	0	**9**
1715 - 1730	13	0	**13**	6	0	**6**
1730 - 1745	10	0	**10**	8	0	**8**
1745 - 1800	13	0	**13**	10	0	**10**
Hourly Total	**45**	**0**	**45**	**33**	**0**	**33**
1800 - 1815	16	0	**16**	13	0	**13**
1815 - 1830	11	0	**11**	13	0	**13**
1830 - 1845	12	0	**12**	12	0	**12**
1845 - 1900	11	0	**11**	17	0	**17**
Hourly Total	**50**	**0**	**50**	**55**	**0**	**55**
Session Total	**129**	**1**	**130**	**128**	**0**	**128**

Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Reading Road (West)

	Straight to Reading Road (East)			Right to Old Woosehill Lane		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	59	3	**62**	1	0	**1**
0715 - 0730	104	5	**109**	1	1	**2**
0730 - 0745	142	6	**148**	1	0	**1**
0745 - 0800	153	8	**161**	1	0	**1**
Hourly Total	**458**	**22**	**480**	**4**	**1**	**5**
0800 - 0815	146	6	**152**	1	0	**1**
0815 - 0830	162	7	**169**	2	0	**2**
0830 - 0845	160	4	**164**	1	0	**1**
0845 - 0900	151	8	**159**	2	0	**2**
Hourly Total	**619**	**25**	**644**	**6**	**0**	**6**
0900 - 0915	142	7	**149**	0	0	**0**
0915 - 0930	136	6	**142**	2	0	**2**
0930 - 0945	134	7	**141**	3	1	**4**
0945 - 1000	112	6	**118**	0	0	**0**
Hourly Total	**524**	**26**	**550**	**5**	**1**	**6**
Session Total	**1601**	**73**	**1674**	**15**	**2**	**17**
1600 - 1615	145	9	**154**	6	0	**6**
1615 - 1630	153	3	**156**	6	0	**6**
1630 - 1645	157	4	**161**	3	0	**3**
1645 - 1700	158	4	**162**	3	0	**3**
Hourly Total	**613**	**20**	**633**	**18**	**0**	**18**
1700 - 1715	153	6	**159**	3	0	**3**
1715 - 1730	163	2	**165**	2	0	**2**
1730 - 1745	173	6	**179**	4	0	**4**
1745 - 1800	176	4	**180**	5	0	**5**
Hourly Total	**665**	**18**	**683**	**14**	**0**	**14**
1800 - 1815	172	2	**174**	2	0	**2**
1815 - 1830	167	1	**168**	4	0	**4**
1830 - 1845	156	0	**156**	7	1	**8**
1845 - 1900	147	3	**150**	4	0	**4**
Hourly Total	**642**	**6**	**648**	**17**	**1**	**18**
Session Total	**1920**	**44**	**1964**	**49**	**1**	**50**

Wokingham - Queue Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane **AM QUEUES**

Queues observed every minute - recordings only made where a queue actually occurred

TIME	Old Woosehill Lane
0707	1
0708	2
0710	2
0712	1
0714	1
0717	2
0719	1
0720	1
0722	1
0724	2
0729	2
0732	4
0735	1
0737	3
0738	3
0745	1
0748	3
0749	4
0751	3
0801	2
0802	2
0803	3
0804	3
0805	5
0806	3
0807	1
0808	3
0810	2

TIME	Old Woosehill Lane
0811	3
0815	1
0816	3
0818	2
0819	1
0820	1
0821	3
0823	4
0826	2
0827	3
0828	2
0830	1
0832	1
0834	3
0837	2
0839	2
0840	1
0843	1
0844	2
0845	3
0847	1
0848	1
0849	2
0852	1
0853	2
0855	2
0857	2
0905	1

TIME	Old Woosehill Lane
0908	2
0909	1
0914	1
0915	2
0916	2
0917	2
0918	2
0922	1
0923	1
0924	1
0925	2
0926	1
0927	2
0928	1
0930	2
0932	2
0933	1
0936	1
0939	1
0940	2
0944	1
0946	1
0947	2
0951	1
0953	1
0954	1
0958	1

Wokingham - Queue Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane **PM QUEUES**

Queues observed every minute - recordings only made where a queue actually occurred

TIME	Old Woosehill Lane
1600	1
1601	1
1603	1
1604	3
1606	1
1609	3
1611	2
1619	2
1620	1
1624	1
1630	2
1631	1
1638	5
1648	1
1654	2
1656	1
1658	1
1703	2
1706	2
1708	2
1710	1
1711	3
1714	1

TIME	Old Woosehill Lane
1716	1
1719	1
1721	1
1724	1
1728	1
1731	1
1733	1
1735	1
1737	2
1738	1
1742	1
1743	2
1745	1
1747	2
1749	1
1751	1
1754	1
1756	1
1758	2
1801	1
1803	2
1805	1
1806	1

TIME	Old Woosehill Lane
1807	2
1808	3
1809	2
1813	2
1815	1
1817	1
1821	1
1824	1
1825	1
1827	1
1828	1
1834	2
1839	1
1841	2
1845	1
1851	1
1852	1
1853	2
1854	3
1855	1
1859	1

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Mr S Lewis
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

Ref: 8473/60/21/DA

8 August 2000

Dear Sirs,

Application No. F/2000/1773
173 Old Woosehill Lane and 136 Reading Road, Wokingham

With reference to our recent telephone conversation, please find enclosed a further copy of the coloured tree survey plan as requested.

Should you require additional information please do not hesitate to contact me.

Yours faithfully,

David Anderson
Associate Director

Direct Line: 0118 930 7606

c.c. Duncan Klitgaard, Beazer

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

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Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Our ref: SP\2001\003040\001
Your ref: DTH/amn/546

Date: 2 March 2001

ENVIRONMENT AGENCY

40692

Daniel Hayes
WSP Development
Intec 4
Wade Road
Basingstoke
Hants
RG24 8NE

BP

2000/1773

Dear Sir

SURFACE WATER DRAINAGE STRATEGY - 136 READING ROAD, WOKINGHAM

Further to our telephone conversation today, I confirm that the comments regarding surface water drainage contained in my previous letter of 28 February 2001 were incorrect, and the amended comments are set out below. Please accept my apologies for this error. You are asked to quote the following reference in any correspondence: SU76NE/25/9.

Surface water drainage

Further to your discussion with my colleague, Amanda Reed (Land Drainage Engineer) I can confirm that the runoff from the developed site will be restricted to 5L/s, which is acceptable. The submitted storage calculations only show storage up to the 1 in 30 year storm. I can confirm that it will be necessary to accommodate the excess water resulting from a 1 in 100 year storm within the site, and in such a way that there is no detrimental impact to the surrounding area. It may be possible to provide this storage using a combination of below and above ground methods. I understand that further details regarding the provision of storage for a 1 in 100 year storm will be forwarded in the near future.

Buffer zone

With regard to the buffer zone requirement to the ditch, I can confirm that if there is to be no flow into the ditch as the result of the abandonment of the existing surface water drainage system, then a 4 metre buffer zone to the ditch will not be required, as requested in the third condition of the Environment Agency's letter of 17 August 2000 to Wokingham District Council. Providing that the ditch is non-continuous, as you have stated, consent from the Environment Agency would not be required for any in-filling works.

A copy of this letter has been sent to Wokingham District Council.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

Sarah Paxman
Development Planning Officer

cc: Wokingham District Council, Planning Services, PO Box 157, Shute End, Wokingham, Berks RG40 1WR (ref: F/2000/1773)

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 20/09/00

Location: 173 Old Woosehill Lane and 136 Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings.

Application Number: F/2000/1773

In response to your consultation dated 27th June 2000 for the above application, the arboricultural comments are as follows:

The trees on part of the site are included in Tree Preservation Order No. 493/1989.

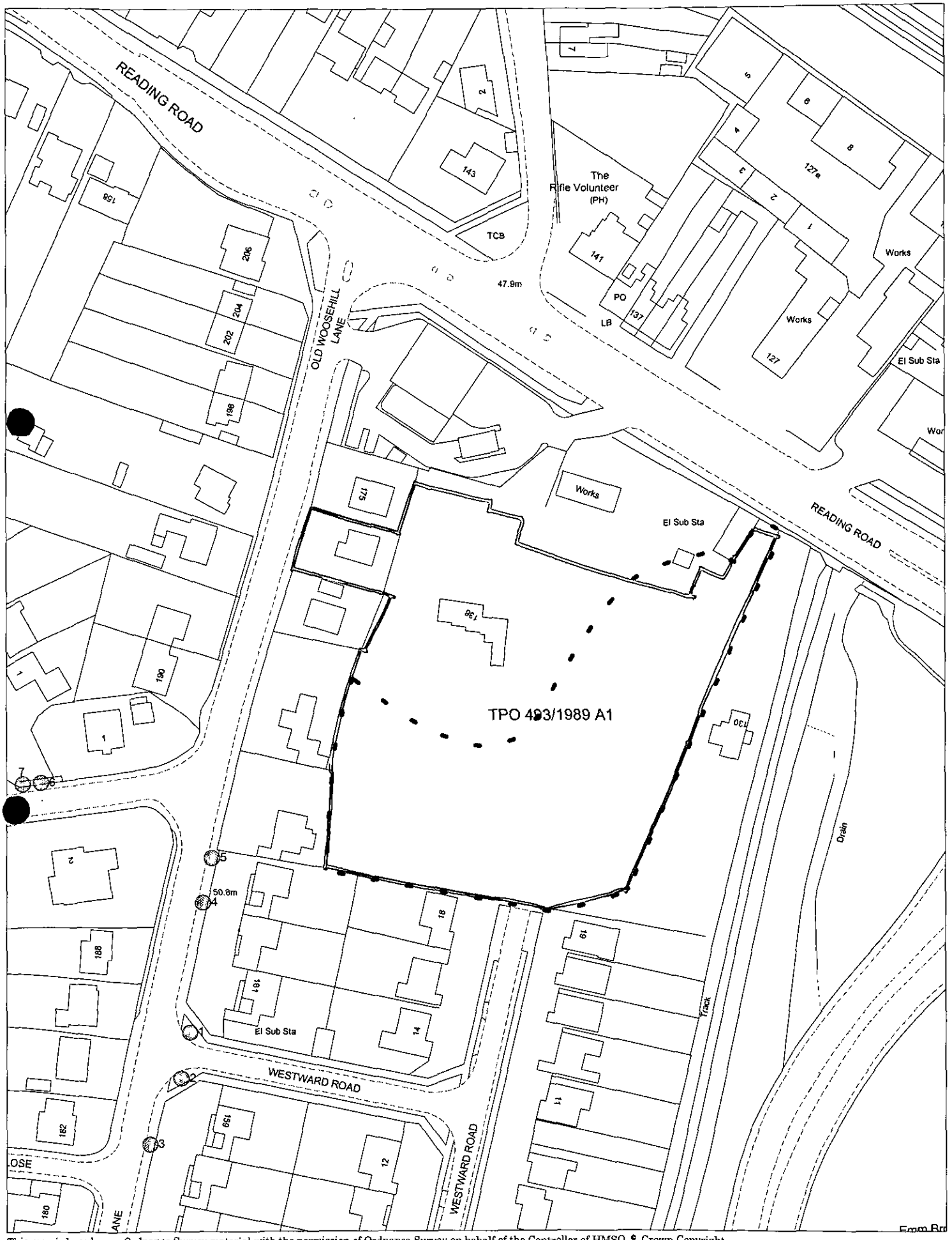
In principal I have no objection to the redevelopment of this site with flats. Developing the site in this way allows most of the best trees to be retained and in general provides a satisfactory relationship with them.

I have reservations about the proximity of the south-west corner of the flats and trees. Development is shown up to and beneath the crown spread of trees being retained. This will lead to problems both at the time of construction and in the future.

I also have reservations about the siting of the 2 dwellings in relation to trees for the same reasons. In the case of the northern most dwelling I consider that its construction will lead to damage or loss of some of the trees shown to be retained. These were shown as good trees on a tree survey carried out last year.

Subject to these concerns being overcome I have no objection to planning permission being granted. I would recommend that the attached conditions be attached.

Neil Etherington
Senior Arboriculturist



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Landscape Section, Environmental Services, Wokingham District Council.
20 September 2000

Scale: 1 : 1250

HIGHWAYS CONSULTATION SHEET

SITE VISIT -

From: Simon Lewis **Date:** 27 June 2000

Application Number: F/2000/1773

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Parish: WOKINGHAM TOWN

Site Address:
173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Applicant:
Beazer Homes Ltd C/O Broadway Malyan 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).

SITE NOTES

APPROACH FROM FRIENDSHIP

VISIBILITY LOOKING LEFT APPEARS OBSTRUCTED

DIFFICULT TO MEASURE - SITE SURVEY REQUIRED

ACCESS PREFERRED VIA WESTWOOD AVE.

WOULD NORMALLY REQUIRE 215 @ 4.5

VISIBILITY GOOD FROM WESTWOOD ROAD CAR

AND WOOSEHILL LANE.

30 MPH

6.0M ROAD APPROX

STREET LIGHTING

NO TROS

SOME ON STREET PARKING.

Signed: _____ **Print name:** _____

Our ref: SP\2000\002028\002
Your ref: F/2000/1773

Date: 17th August 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
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District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Simon Lewis

Dear Sir

DEMOLITION OF EXISTING AND REDEVELOPMENT WITH 22 X FLATS, 2 DWELLINGS AND CAR PARKING ETC –
173 OLD WOOSEHILL LANE & 136 READING ROAD, WOKINGHAM

Thank you for your letter dated 27 June 2000 which was received on 5 June 2000. You are asked to quote the following reference in any correspondence: SU76NE/25/9. The Environment Agency has the following comments:

The Environment Agency has no objection to the principle of the proposed development but **objects** to the current proposed layout which appears to include the provision of decking over the existing pond. This is not acceptable to the Agency due to the encroachment into the pond and associated impacts including shading and disturbance.

Conservation: Contact Liz Baldwin on 01276 45 4430

The existing pond should form a feature of the development. This would include the establishment of a minimum 4 metre buffer zone around the edge of the pond that is maintained for wildlife. Although this may include areas of access, there should also be places of refuge for wildlife. The inclusion of decking over the existing pond is not acceptable.

The pond should be surrounded by varied terrestrial habitat which might include features such as: log or stone piles for amphibians; grass cutting piles in damp, undisturbed locations for harmless grass snakes (such areas should not drain into ponds or lakes however); areas of scrub and long grasses for invertebrates and so on. The provision of the open space within the development provides the opportunity to protect and enhance the nature conservation interest of the site by undertaking appropriate management of the pond and surrounding area. Enclosed is a document on pond conservation and management.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

The Agency would ask to be consulted on any details related to the provision of a buffer zone around the existing pond and landscape management of the site.

We are also concerned about the close proximity of the parking bays and bin store to the ditch. In particular we are concerned about the associated litter from the bin store that could enter/pollute the adjacent ditch. The Agency ordinarily requests a minimum of 4 metres buffer zone between any new development and adjacent watercourse/ditch. We therefore request that the parking bays, bin store and any other hardsurfacing should be located so that a minimum of 4 metres is maintained/established between the development and the ditch.

We also require details of the planting along the ditch. Any landscaping within the 4 metre buffer zone to the ditch and pond should comprise solely of native species. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Buffer zones to ponds and lakes are required for the following purposes;
(i) to provide for terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(ii) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the pond/lake itself;
(iii) to allow where appropriate, for the regrading of banks to a lower profile in areas where there is public access;
(iv) to prevent overshadowing of waterbodies by buildings; and
(v) to reduce the risk of accidental pollution from run-off.

The buffer zones should be undisturbed and maintained for wildlife. They should not include any built development including hardstanding or formal/ornamental garden.

WITHOUT PREJUDICE

If, notwithstanding the above objection, or following modification to the proposals to overcome it, your Council were minded to grant planning permission for the above proposal, the Agency asks that account is taken of the advice set out below, including the following conditions:

PLANNING CONDITIONS

CONDITION: No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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.

Cont/d..

CONDITION: A Buffer Zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. Contact Amanda Reed on 01276 45 4331 for further details.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

Cont/d..

The northeastern corner of 136 Reading Road is within the 1968 floodplain of the Emm Brook. A floodwater level of 45.17 metres above Ordnance Datum (Newlyn) was recorded at this time.

As the proposal does not involve any development within the floodplain, the Agency has no objection to this proposal on flooding grounds.

Should soakaways not be suitable for this development it will be necessary to control the surface water runoff from the site.

Our general criteria is:

- The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and

- Storage should be provided to protect from a 1 in 100 year storm.

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 is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

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.

Cont/d..

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.

DECISION NOTICE

Would you 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 do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Broadway Malyan Ltd, Ilex House, 10 High Street, Theale, Berks RG7 5AN

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Simon Lewis, Planning

My Ref: F/2000/1773

Your Ref: F/2000/1773

Date: 3rd August 2000

PLANNING APPLICATION F/2000/1773
PROPOSED DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 22 FLATS AND 2 DWELLINGS – 173 OLD WOOSEHILL LANE & 136 READING ROAD, WOKINGHAM.

The Highway Authority would normally require visibility splays of 4.5 x 90 metres to be provided from the proposed access onto Old Woosehill Lane. However, there is provision within the guidance to relax the minor road distance from 4.5 to 2.4 metres, provided it is not reduced to a level where danger is likely to be caused. The application drawings only detail the visibility splay to the north of 2.5 x 70 metres, but does not indicate the extent of visibility to the south. From a recent site inspection it would appear that from a 2.4 set back, the required 90 metres cannot be achieved on land within the control of the applicant.

As you are aware, the preferred vehicular access to this development is via Westward Road, which is an established residential estate road with greater visibility onto Old Woosehill Lane than that available from the proposed access. Therefore, unless the applicant can provide a visibility to the south of 2.4 x 90 metres, the Highway Authority will not look favourably on the application.

The applicant is advised to carry out a detailed site survey in order to determine the full extent of visibility available to the south.

Tom Callaghan.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1773

Proposal:
Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Location:
173 Old Woosehill Lane & 136 Reading Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 27/07/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/08/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 27/07/2000

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

For the Attention of Mrs B Polnik Planning Department

Ref: 8473/60/21/DHA

21, June 2000

COPY

Dear Sirs,

136 Reading Road, Wokingham

In support of our planning application dated 24 May 2000, please find enclosed a copy of the Traffic Survey Report which has been prepared in respect of the Old Woosehill Lane/Reading Road junction.

We also enclose copy of Allan Burns letter to ourselves which clarifies the methodology and findings of the report.

We have also forwarded copies direct to the Highways Oficer Mr. Tom Callagher.

Yours faithfully,

DAVID ANDERSON
Associate Director

Direct Line: 0118 930 7606

c.c. Mr. Tom Callagher (+ report)
Mr. Paul Bedford, Beazer Homes
Mr. Allan Burns

FILE REF P15..	REFER TO BABTIE	Y/N
CUSTOMER FIRST REF 20871		H.E.S.
		T.L.V.S.
DATE REC'D 22 JUN 2000		T.L.H.O.
		T.L.H.D. TC
ACK		T.L.G.M.
		T.L.A.S.
ANS'D NR.		T.L.T.S.
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THE PAUL CASTLE CONSULTANCY

TRAFFIC DATA COLLECTION & PRESENTATION SPECIALISTS

Wokingham

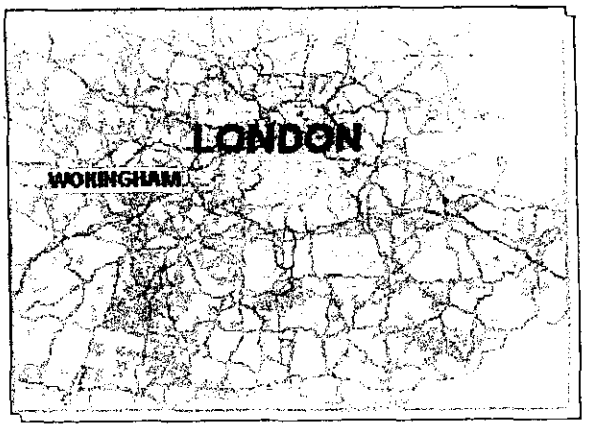
Manual Traffic Survey

25 May 2000

FOR

Allan Burns - Romsey

The Paul Castle Consultancy
Castle Farm
Deddington
Oxfordshire
OX15 0TP
Telephone 01869 338778
Fax 01869 338779
E-Mail Paul.Castle@Btinternet.Com



PCC 3164

The Paul Castle Consultancy has prepared this report in accordance with the instructions of ALLAN BURNS for its sole and specific use. The Paul Castle Consultancy shall not be liable for any such use of any information contained herein for any purpose other than that for which the same was prepared and provided, pursuant to their appointment as Traffic Data Collection Specialists in this matter.

Authorisation for Issue:

Fieldwork Supervisor:	*Dave Rosier*
Report Compiler:	*Geoff Fensom*
Checked By:	*Steve Lilley-Hopkins*
Project Manager:	*Geoff Fensom*
Report Date:	*9th June 2000*

In the event of any queries regarding the content of this report, please contact the Report Compiler (by fax or telephone) who shall deal with your questions.

In an effort to save on paper and the environment the data for this survey has been e-mailed to Allan Burns on 1st June 2000.

Preface

The Paul Castle Consultancy were appointed by Allan Burns, to undertake a Manual Traffic Survey at the above location, in order to determine vehicle turning movements.

Methodology Manual Traffic Counts

In order to collect this information, enumerators undertook manual observations at the junction, collecting vehicle movements by direction and type. Upon completion of the survey, the data recordings were entered into a spreadsheet (Microsoft Excel 97) in order to produce summarised tabulations for 15 minute and hourly segments.

Methodology - Queue Length Survey

In order to collect this information, enumerators undertook manual observations at the junction. An enumerator was deployed to each approach arm to the junction to collect vehicle queue lengths (measured in actual vehicle numbers) at the stop line of the junction every 1 minute. Whereupon the queues disappeared out of sight of the signals for either enumerator or queuing motorist, an estimate was of the queue length was noted. Upon completion of the survey, the data recordings were entered into a spreadsheet (Microsoft Excel 97) in order to produce summarised outputs.

Site Survey Details

Survey Dates: **Thursday 25th May, 2000**

Hours: **0700-1000 ; 1600-1900**

Location: **See enclosed map**

Classifications: **Lights / Heavies**

Intervals: **15/60 Minute**

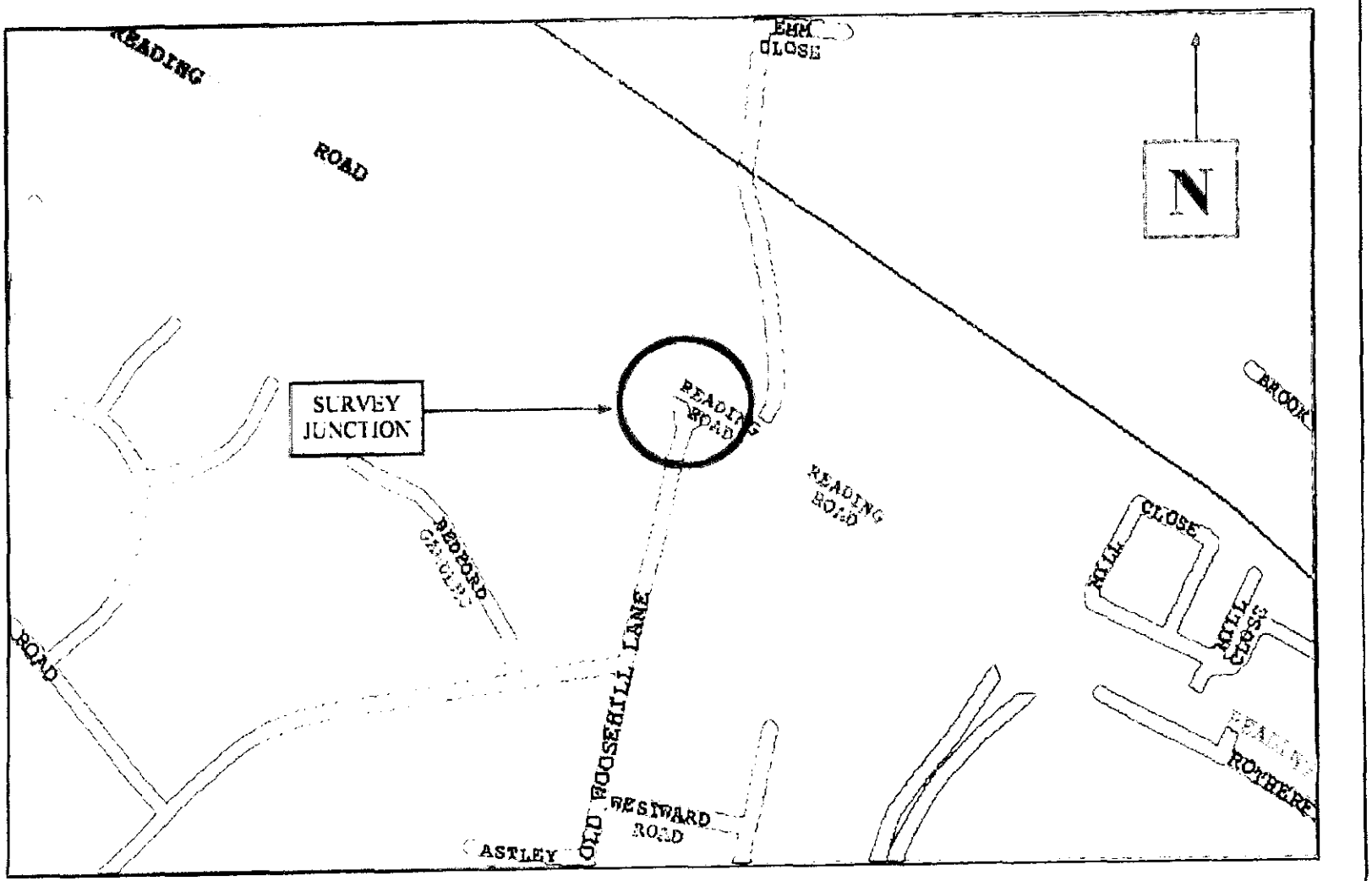
Weather: **Sunny**

Notes:

There were no occurrences that occurred which affected the flow of traffic or the completion of this survey.

PAUL CASTLE CONSULTANCY
Map Sheet

Project: **PCC No:** **Originator: Geoff Fensom** **Date: May 2000**



Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Reading Road (East)

	Left to Old Woosehill Lane			Straight to Reading Road (West)		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	2	0	2	98	3	101
0715 - 0730	3	0	3	114	4	118
0730 - 0745	4	0	4	154	8	162
0745 - 0800	6	0	6	183	3	186
Hourly Total	**15**	**0**	**15**	**549**	**18**	**567**
0800 - 0815	9	0	9	165	6	171
0815 - 0830	5	0	5	142	3	145
0830 - 0845	3	0	3	137	1	138
0845 - 0900	4	0	4	122	3	125
Hourly Total	**21**	**0**	**21**	**566**	**13**	**579**
0900 - 0915	7	0	7	131	6	137
0915 - 0930	4	0	4	121	3	124
0930 - 0945	6	0	6	127	5	132
0945 - 1000	5	0	5	123	4	127
Hourly Total	**22**	**0**	**22**	**502**	**18**	**520**
Session Total	**58**	**0**	**58**	**1617**	**49**	**1666**
1600 - 1615	15	0	15	140	5	145
1615 - 1630	10	0	10	168	6	174
1630 - 1645	14	0	14	164	2	166
1645 - 1700	17	0	17	152	2	154
Hourly Total	**56**	**0**	**56**	**624**	**15**	**639**
1700 - 1715	11	0	11	159	2	161
1715 - 1730	11	0	11	156	1	157
1730 - 1745	13	0	13	168	2	170
1745 - 1800	12	0	12	157	1	158
Hourly Total	**47**	**0**	**47**	**640**	**6**	**646**
1800 - 1815	16	0	16	173	1	174
1815 - 1830	15	0	15	166	0	166
1830 - 1845	14	0	14	161	0	161
1845 - 1900	15	0	15	158	1	159
Hourly Total	**60**	**0**	**60**	**658**	**2**	**660**
Session Total	**163**	**0**	**163**	**1922**	**23**	**1945**

Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Old Woosehill Lane

	Left to Reading Road (West)			Right to Reading Road (East)		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	4	0	4	14	0	14
0715 - 0730	15	0	15	16	0	16
0730 - 0745	15	0	15	20	0	20
0745 - 0800	20	0	20	27	0	27
Hourly Total	**54**	**0**	**54**	**77**	**0**	**77**
0800 - 0815	18	0	18	34	0	34
0815 - 0830	16	0	16	32	1	33
0830 - 0845	17	0	17	23	0	23
0845 - 0900	14	0	14	19	0	19
Hourly Total	**65**	**0**	**65**	**108**	**1**	**109**
0900 - 0915	11	0	11	18	0	18
0915 - 0930	10	0	10	18	0	18
0930 - 0945	12	0	12	8	0	8
0945 - 1000	8	1	9	9	0	9
Hourly Total	**41**	**1**	**42**	**53**	**0**	**53**
Session Total	**160**	**1**	**161**	**238**	**1**	**239**
1600 - 1615	8	0	8	12	0	12
1615 - 1630	6	1	7	9	0	9
1630 - 1645	8	0	8	10	0	10
1645 - 1700	12	0	12	9	0	9
Hourly Total	**34**	**1**	**35**	**40**	**0**	**40**
1700 - 1715	9	0	9	9	0	9
1715 - 1730	13	0	13	6	0	6
1730 - 1745	10	0	10	8	0	8
1745 - 1800	13	0	13	10	0	10
Hourly Total	**45**	**0**	**45**	**33**	**0**	**33**
1800 - 1815	16	0	16	13	0	13
1815 - 1830	11	0	11	13	0	13
1830 - 1845	12	0	12	12	0	12
1845 - 1900	11	0	11	17	0	17
Hourly Total	**50**	**0**	**50**	**55**	**0**	**55**
Session Total	**129**	**1**	**130**	**128**	**0**	**128**

Wokingham - Manual Traffic Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane

Approach: Reading Road (West)

	Straight to Reading Road (East)			Right to Old Woosehill Lane		
TIME	Lights	Heavies	TOTAL	Lights	Heavies	TOTAL
0700 - 0715	59	3	**62**	1	0	**1**
0715 - 0730	104	5	**109**	1	1	**2**
0730 - 0745	142	6	**148**	1	0	**1**
0745 - 0800	153	8	**161**	1	0	**1**
Hourly Total	**458**	**22**	**480**	**4**	**1**	**5**
0800 - 0815	146	6	**152**	1	0	**1**
0815 - 0830	162	7	**169**	2	0	**2**
0830 - 0845	160	4	**164**	1	0	**1**
0845 - 0900	151	8	**159**	2	0	**2**
Hourly Total	**619**	**25**	**644**	**6**	**0**	**6**
0900 - 0915	142	7	**149**	0	0	**0**
0915 - 0930	136	6	**142**	2	0	**2**
0930 - 0945	134	7	**141**	3	1	**4**
0945 - 1000	112	6	**118**	0	0	**0**
Hourly Total	**524**	**26**	**550**	**5**	**1**	**6**
Session Total	**1601**	**73**	**1674**	**15**	**2**	**17**
1600 - 1615	145	9	**154**	6	0	**6**
1615 - 1630	153	3	**156**	6	0	**6**
1630 - 1645	157	4	**161**	3	0	**3**
1645 - 1700	158	4	**162**	3	0	**3**
Hourly Total	**613**	**20**	**633**	**18**	**0**	**18**
1700 - 1715	153	6	**159**	3	0	**3**
1715 - 1730	163	2	**165**	2	0	**2**
1730 - 1745	173	6	**179**	4	0	**4**
1745 - 1800	176	4	**180**	5	0	**5**
Hourly Total	**665**	**18**	**683**	**14**	**0**	**14**
1800 - 1815	172	2	**174**	2	0	**2**
1815 - 1830	167	1	**168**	4	0	**4**
1830 - 1845	156	0	**156**	7	1	**8**
1845 - 1900	147	3	**150**	4	0	**4**
Hourly Total	**642**	**6**	**648**	**17**	**1**	**18**
Session Total	**1920**	**44**	**1964**	**49**	**1**	**50**

Wokingham - Queue Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane **AM QUEUES**

Queues observed every minute - recordings only made where a queue actually occurred

TIME	Old Woosehill Lane
0707	1
0708	2
0710	2
0712	1
0714	1
0717	2
0719	1
0720	1
0722	1
0724	2
0729	2
0732	4
0735	1
0737	3
0738	3
0745	1
0748	3
0749	4
0751	3
0801	2
0802	2
0803	3
0804	3
0805	5
0806	3
0807	1
0808	3
0810	2

TIME	Old Woosehill Lane
0811	3
0815	1
0816	3
0818	2
0819	1
0820	1
0821	3
0823	4
0826	2
0827	3
0828	2
0830	1
0832	1
0834	3
0837	2
0839	2
0840	1
0843	1
0844	2
0845	3
0847	1
0848	1
0849	2
0852	1
0853	2
0855	2
0857	2
0905	1

TIME	Old Woosehill Lane
0908	2
0909	1
0914	1
0915	2
0916	2
0917	2
0918	2
0922	1
0923	1
0924	1
0925	2
0926	1
0927	2
0928	1
0930	2
0932	2
0933	1
0936	1
0939	1
0940	2
0944	1
0946	1
0947	2
0951	1
0953	1
0954	1
0958	1

Wokingham - Queue Survey, Thursday 25th May 2000

Produced by The Paul Castle Consultancy

Junction: Reading Road / Old Woosehill Lane **PM QUEUES**

Queues observed every minute - recordings only made where a queue actually occurred

TIME	Old Woosehill Lane
1600	1
1601	1
1603	1
1604	3
1606	1
1609	3
1611	2
1619	2
1620	1
1624	1
1630	2
1631	1
1638	5
1648	1
1654	2
1656	1
1658	1
1703	2
1706	2
1708	2
1710	1
1711	3
1714	1

TIME	Old Woosehill Lane
1716	1
1719	1
1721	1
1724	1
1728	1
1731	1
1733	1
1735	1
1737	2
1738	1
1742	1
1743	2
1745	1
1747	2
1749	1
1751	1
1754	1
1756	1
1758	2
1801	1
1803	2
1805	1
1806	1

TIME	Old Woosehill Lane
1807	2
1808	3
1809	2
1813	2
1815	1
1817	1
1821	1
1824	1
1825	1
1827	1
1828	1
1834	2
1839	1
1841	2
1845	1
1851	1
1852	1
1853	2
1854	3
1855	1
1859	1

Received by Wokingham District Council

Application No: F/2000/1773

Proposal:
Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Location:
173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

27 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 25 MAY 2000	14 JUN 2000
Officer: [illegible] SL	Application No. F/2000/1757 F/2000/1773

Map No. 68 Site 083

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED DEMOLITION OF EXISTING DWELLINGS AND REDEVELOPMENT OF SITE WITH 22 FLATS & 2 DWELLINGS ~~FOR~~ CAR PARKING, BIN STORES AND NEW ACCESS

Location: 136 READING ROAD & 173 OLD WOOSEHILL LANE

Parish: WOKINGHAM Ward: Emmbrook

Applicant: BEAZER HOMES LTD

Fee Received 4560-00 Required ..... Additional ..... Refund .....

Enforcement Section (13) 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		phoned 12/6	
3	Forms unsigned	(original unsigned but copy sent) copied.	~~12/6~~	14/6
4	Correct S 66 certificate			
5	Elevation plans (Drawing No 2)	IS E elevation to courtyard OK? (looks wrong to me!) Central 1st/2nd floor windows shown in N. elevation is not in floor plan		corrected wall drawing 14/6
6	Floor plans (Drawing No 2)	Conservatory shown on wrong side in the site plan	requested 12/6	
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 ..xx.....

Date Site Notice Sent :27.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site ✓.....
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education ✓.....
Social Services .....
Highways ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Part in flood zone ✓.....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

(There was a pre-app for this - no 152 - dated 3/6/99. Sorry, unable to find this in filing system.)

NEIGHBOURS:

at Reading Rd existing access + old Woosehill Lane access.

2 x S/N + 136 Reading Rd * 173 Old Woosehill Lane
188 - 206 (evens) Old Woosehill Lane ✓
1 & 2 Chestnut Avenue ✓
159 - 165 159, 161 - 171 (odds) ✓, 175 Old Woosehill Lane
12, 14, 16, 18, 11, 13, 15, 17, 19 Westward Road
130 Reading Rd ✓
Wokingham Service Station, Reading Rd. ✓
123a, 123/125, 127a (units 4-5), 133, 135, 137, 139, 141 Reading Rd ✓
1, 3, 5, 7 Bedford Gardens

+ works marked ⊛ on map - no address on GIS

Yateley Office
West House,
Plough Road,
Yateley,
Hampshire GU46 7UW
Tel: (01252) 879 879
Fax: (01252) 879 900
DX 94350 YATELEY
www.beazer.co.uk

15 JUN 2000

Beazer HOMES

14 JUN 2000* 1773

Our Ref: RK/TM

14 June, 2000

Mrs Hirst
Wokingham Distric Council
Registration Clerk
PO Box No., 157
Council Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Hirst

136 Reading Road, Wokingham

Please find enclosed Planning Application for the above, signed as requested.

Yours sincerely

pp R Kennedy
Managing Director
Beazer Homes Yateley
A division of Beazer Homes Ltd

Encl:

BroadwayMalyan
Architects & Designers

14. JUN. 2000* 1773

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Wokingham District Council
Planning Section
Shute End
Wokingham
Berkshire
RG40 1WQ

Ref: 8473\60\21\DA

23 May 2000

Dear Sirs,

Proposed Residential Development
136 Reading Road and 173 Old Woosehill Lane, Wokingham

With reference to preceding discussions with Wokingham District Council Officers, we are pleased to enclose on behalf of Beazer Homes Ltd. an application for full planning consent in respect of 24 no. residential units on the above site.

The site is, by virtue of its location within an established residential area close to public transport connections and the A329 arterial route, highly suited to residential development. The site has an established residential use and there are two existing dwellings upon the site which will be removed.

The site benefits from mature landscaping and is screened to a degree from the A329 by a combination of the existing PFS. Industrial units and the established planting. In order to preserve and enhance this mature setting, we propose a compact footprint containing 22 no. apartments in the manner of a single large house with ancillary wings accompanied by two detached villas flanking the proposed access in the form of a pair of gatehouses.

This layout affords the opportunity to fully exploit the nature of this attractive setting by virtue of a bespoke site specific design.

The following particulars are enclosed:-

1.	6 Copies of 1:1250 site location plan 1:200 Layout Plan	8473/001
2.	6 Copies of floor plans/elevations : Flats	8473/002
3.	6 Copies of floor plans/elevations : Houses	8473/003
4.	6 Copies of Application Forms Part 1 duly completed and signed	
5.	Certificate B duly completed and signed together with the Agricultural Holdings Certificate	
6.	A cheque in the sum of £4,560.00 being the requisite fee.	

Continued/

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

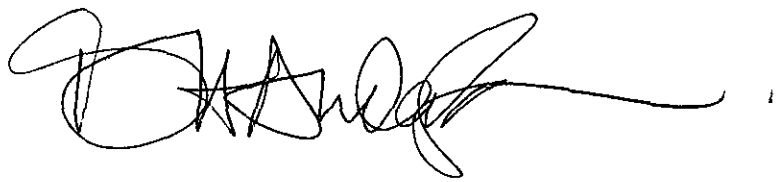
Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

14.JUN.2000* 1773

We trust this is sufficient to enable you to determine this application, however should you require additional information, please do not hesitate to contact me.
Yours faithfully,



DAVID ANDERSON
Associate Director

Direct Line: 0118 930 7606

c.c. Duncan Klitgaard, Beazer

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Ms. C Hurst

Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ

14. JUN. 2000 ☆ 1773

PLANNING SERVICES UNIT	
POL	
DC	
APP	
CS	
COPIES TO:	ACK:
	FILE:

Ref: 8473/60/22/

13, June 2000

Dear Ms. Hurst

Re: Planning application 139, Reading Road, Wokingham

We have pleasure in enclosing five copies of the following revised drawings as requested:

8473/003A	4 bed detached villa
8473/002A	Proposed plans and elevations.

Yours faithfully

Phil Dey

THE 1999 building AWARDS
FINALIST

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

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1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

14 JUN 2000* 1773

1.	APPLICANT'S NAME	
	ADDRESS	Beazer Homes Ltd West House, Plough Road Yateley, Hampshire
	POST CODE	GU46 7UW PHONE 01252 879879
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Broadway Malyan Ltd
	ADDRESS	Ilex House, 10 High Street Theale, Reading, Berkshire
	POST CODE	RG7 5AN PHONE 0118 9323456
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	136 Reading Road and 173 Old Woosehill Lane, Wokingham, Berkshire
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Demolition of 2 no. existing dwellings and redevelopment of site to provide 22 no. flats and 2 no. houses with car parking, binstores etc and new access
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.083 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner of part. Prospective purchaser of part
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	See covering letter

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☒
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☒	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. 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 ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

To be agreed

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

To be agreed

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To mains or soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

See drawings

Existing access via PFS forecourt

Workshop to be extinguished

New access via 173 Old Woosehill Lane.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

Yes

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	2	/ 16 *	/	*	2 /	*
BUNGALOW		/ *	/	*	/	*
FLAT/MAISONETTE	22	/ 68 *	/	*	/	
OTHER		/ *	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

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?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. 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.

£4,560

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. 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. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Beazer Homes Ltd DATE 24 May 2000

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 edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1789/a

SECTION 66 CERTIFICATE

Application No.

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

CERTIFICATE A

14. JUN. 2000* 1773

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Elsie Henrietta Pritchard	136 Reading Road Wokingham, Berks.	24 May 2000
Douglas Thompson	173 Old Woosehill Lane Wokingham, Berks.	
Peter Williams	101 London Street Reading, Berks.	

+ 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.

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

(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).

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . Beazer Homes Ltd . . . . . .

Date . . . 24 May 2000 . . . . . .

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

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

14 JUN 2000* 1773

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

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

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

Proposed development at *(a)* 136 Reading Road and 173 Old Woosehill Lane, Wokingham

I give notice that *(b)* Beazer Homes Ltd

is applying to the *(c)* ~~Wokingham District Council~~ Council

for planning permission to *(d)* ~~provide 2 houses and 22 flats with car parking, bin stores etc.~~ Demolition of existing dwellings and redevelopment of site to and new access.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* P O Box No. 157 Council Offices, Shute End, Wokingham, Berks RG40 1WR

by *(f)* .....

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

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

Signed .....

† On behalf of ~~Beazer Homes Ltd~~

Date 24 May 2000

Statement of owners' rights

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

Statement of agricultural tenants' rights

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

† Delete where inappropriate

Insert:

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

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

ADDRESS 173 OLD WOODHILL LANE PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU 7969

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
6/6/64 5766	MR. D. THOMPSON	DETACHED HOUSE & GARAGE	24.9.64	APP C
42.5-41	"	2/5.64.	20-5-94	C
TP95/3254	"	" /ANC.AUK.	17.3.95	CAAD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Renamed 6 6 80

DRAINAGE

091074

ADDRESS 136 READING ROAD PARISH WOK

PLOT No. "FAIRBANKS" ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
TP 391	H D Thompson	Private House	7/5/50	C
R/9/62	H D Thompson	Access	29/11/62	C
0/16/67	H D Thompson	Residential shopping precinct	25/5/67	K
80/12/69	Mr. D Thompson	Res Dev	10/7/69	C
20214	CHARLES CHURCH	DIR. SION TO N	20.10.83	K
2				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 493/69

DRAINAGE

091074


OLD WOODSMOKE LANE


190
198
202
204
OLD MOOSEHEAD
LANE



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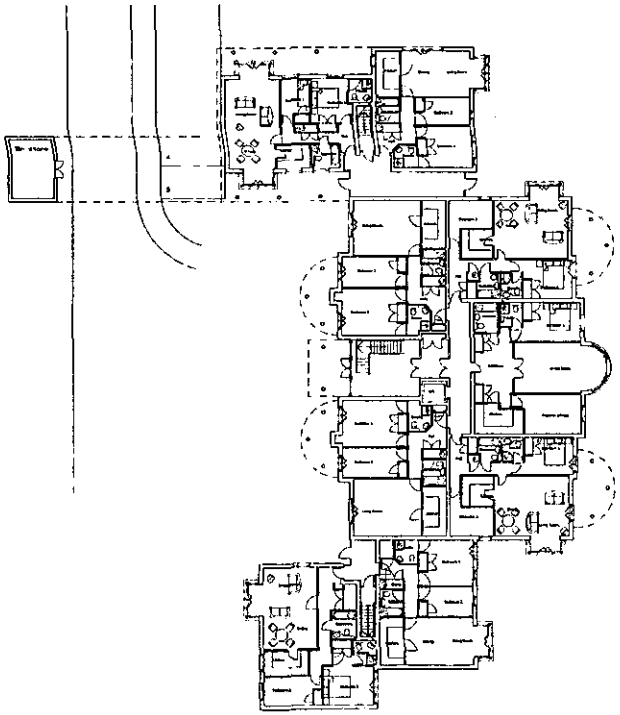
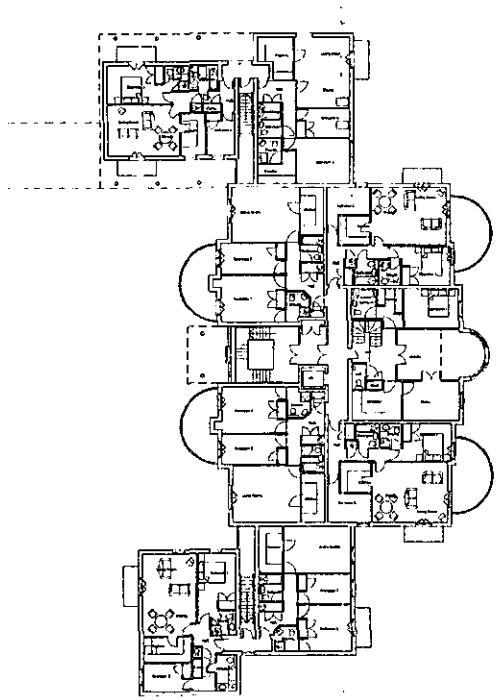
Development Control Section, Environmental Services, Wokingham District Council.
2 June 2000

Scale: 1 : 2500

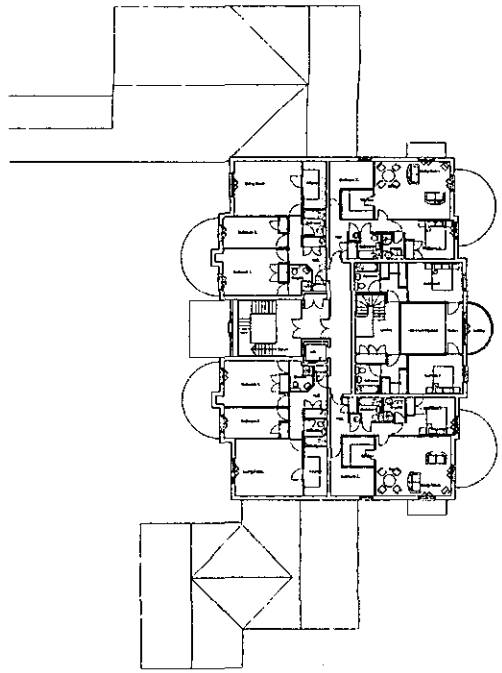
N
W E
S



Ground Floor Plan



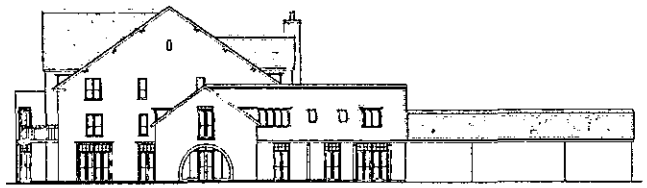
First Floor Plan



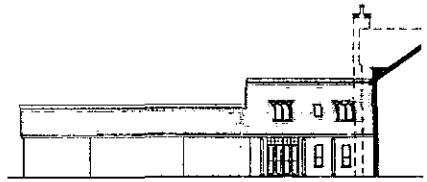
Second Floor Plan



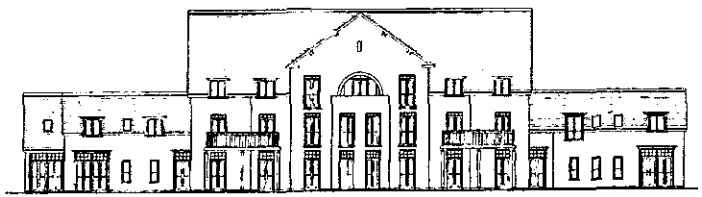
North elevation



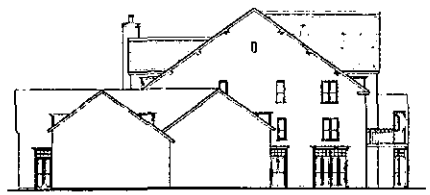
East elevation



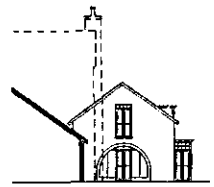
West elevation to courtyard



South elevation



West elevation



East elevation to courtyard

Contractors are not to scale dimensions from this drawing

Revision	Date
A Ground floor plan bay more added. Entrance hall window added.	13.5.00

14 JUN 2000 177

F/2000/1773

Broadway Malyan
Architects & Designers

Client
Beazer Homes Ltd

Project
136 Reading Road, Wokingha

Description
Proposed plans and elevatio

Status
Planning

Scale	Drawn	Date
1:200	PD	May 00
Job number	Drawing number	Revision
8473	002	A

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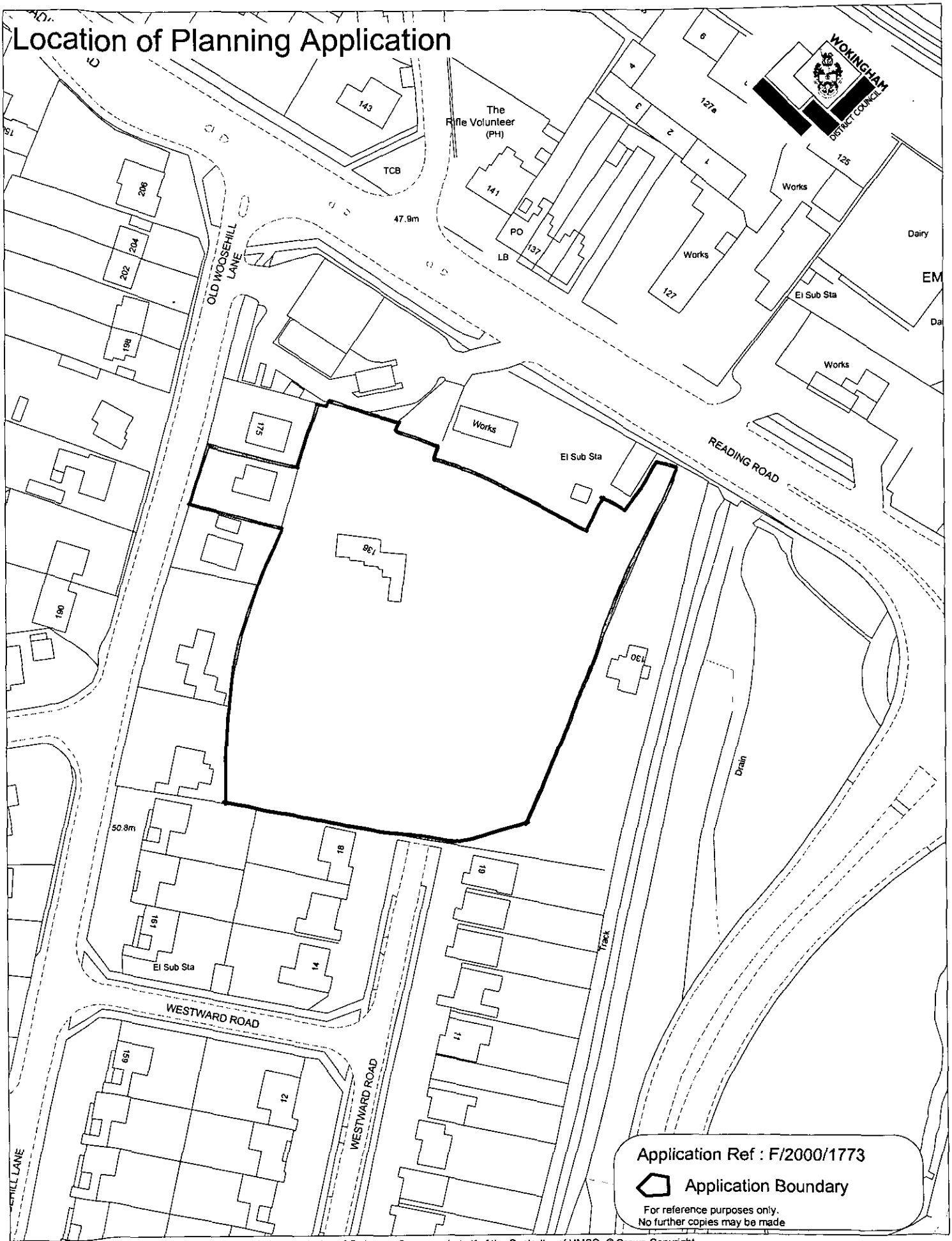
Location of Planning Application



Application Ref : F/2000/1773

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.
26 June 2001

Scale: 1 : 1250

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Schedule	Code
A	7.0.95
B	6.7.00
C	11.2.00
D	6.3.01
E	6.3.01
F	6.9.00
G	16.05.01
H	10.12.01
I	
J	
K	

Trees to be retained

Trees to be removed

Accommodation schedule

Floor (and number of dwellings)	Mix
Flats	
Ground Floor	One 2 bedroom
Third Floor	One 2 bedroom
First Floor	One 2 bedroom/study
Second Floor	Two 2 bedroom
Car parking	33 spaces

BroadwayMalyan

Architects & Designers

Kelsey Park

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
Site Layout

Status
Planning

Scale	Drawn	Date
1:200	PD	May 02
Job number	Drawing number	Revision
0473	001	H

Original size 1189mm Contractors must verify all dimensions on site before commencing any work or shop drawings. Do not scale from this drawing. Any discrepancies to be reported. Copyright reserved.



CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Kingswood House, Kingswood Business Centre,
Pirbright Road, Mytchett, Camberley, Surrey
GU16 6AF. Telephone : (01252) 512862
Facsimile (01252) 375312

Beazer Homes Yateley
West House
Plough Road
Yateley
Hampshire GU46 7UB

136 Reading Road
Wokingham

Site Survey

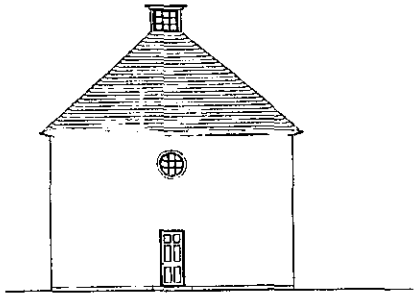
1:200 @

April 2000

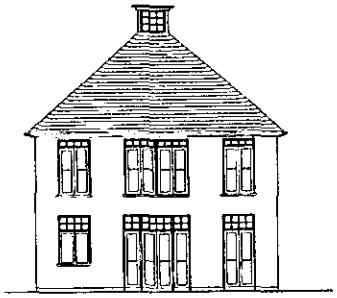
Beazer Land No. 990071

Contractors are not to scale dimensions from this drawing

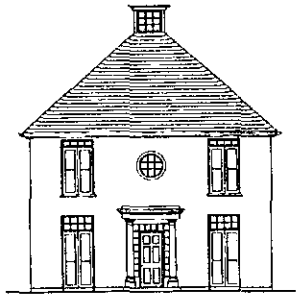
Revision Date



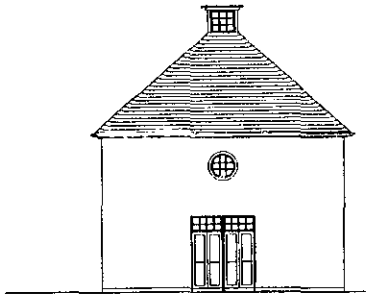
Side elevation



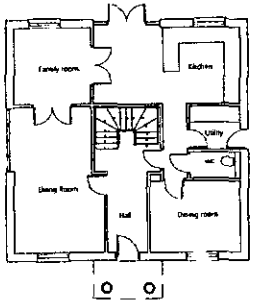
Rear elevation



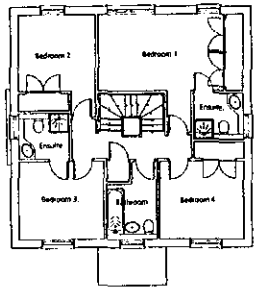
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

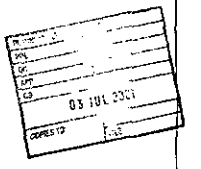
REVISED PLAN

BroadwayMalyan
Architects & Designers

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa (type 2).



Status
Planning

Scale	Drawn	Date
1:100	ILF	July 01
Job number	Drawing number	Revision
8473	004	

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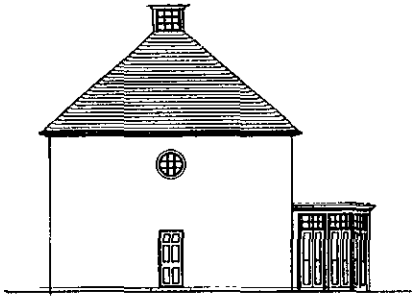
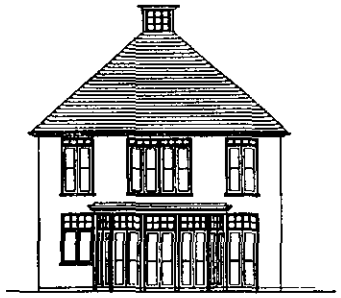
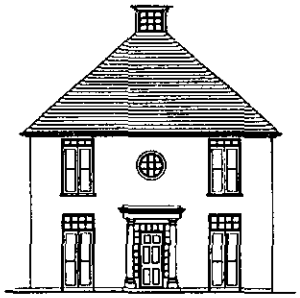
Revision		Date
A	5400 Windows amended. Bay now reduced on elevation.	13.6.00
B	Bay Windows Projection Amended	7.02.01
C	Balcony omitted	7.02.01



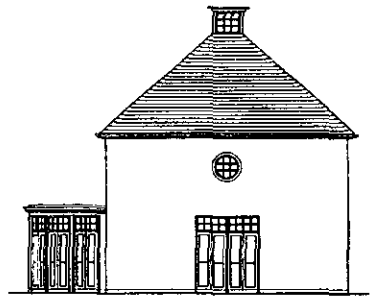
Side elevation



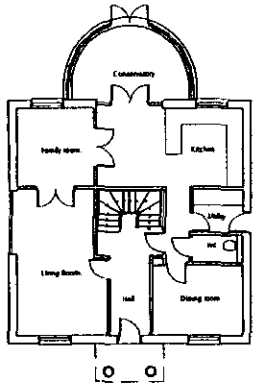
Rear elevation



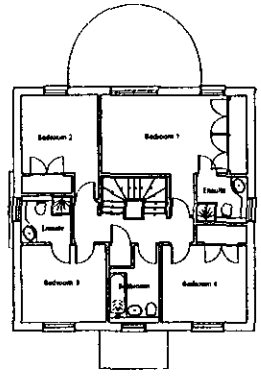
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan



BroadwayMalyan
Architects & Designers

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa

Status
Planning

Scale	Drawn	Date
1:100	PD	May 00
Job number	Drawing number	Revision
8473	003	C

F/2000/1773

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S. Lewis Esq.,
Planning Department,
Wokingham District Council
Shute End,
Wokingham,
Berkshire. RG40 1WR

BY FAX: 0118 974 6486
& POST

Reply awaited

Our Ref: GDW/MB/99/90

Your Ref: F/2000/1773

Answered via plan

Date: 18th August, 2000

Dear Mr. Lewis,

Re: Application: F/2000/1773
173 Old Woosehill Lane and 136 Reading Road, Wokingham

Further to my previous correspondence at the end of last month, I would be grateful if Tom Callaghan or yourself could contact me regarding the proposed access into the above site via Old Woosehill Lane. In particular, I would like to know what the comments are regarding the sightlines for this proposed access.

I look forward to hearing from you as soon as possible.

Yours sincerely,

Geoffrey D. White

Application No. **Received** **Wokingham**
F/2000/1773 **14.06.2000**

Applicant: **Beazer Homes Ltd.**
Location : **136 Reading Road and 173 Woosehill Lane, Wokingham**
Proposal : **Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, associated access, car parking, etc.**

1. **Introduction** –*This planning application was deferred from the last Development* Control Committee on 11th July 2001 for a site visit. This was scheduled for 20th July 2001. Any issues arising as a result of the site visit will be reported verbally at the meeting.

2. **Recommendation** – GRANT planning permission subject to S106 agreement to secure highway improvements, £5,000 towards upgrading of facilities at Sirius Close play area, £34,522 towards primary school sector and £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality, and the conditions set out in the attached report.

Basia Polnik

B. Impact of proposal on character and visual amenity of area: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3, WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenities of neighbouring occupiers: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Services, Amenities and Infrastructure Requirements: Policies LD6 of the Berkshire Structure Plan; SPS1 of the South East Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

E. Housing mix and density: Policies H9 of the Berkshire Structure Plan; SH8 of the South East Area Local Plan; WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft) and PPG3.

F. Highways issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Town Council and residents.

A. Principle of residential development

The site is located within the settlement boundary of Wokingham, in an area which is predominantly residential in character. Therefore there is no objection to the principle of residential development in this location subject to no adverse impact on trees, streetscene, neighbouring occupiers, highway safety, etc. The site is located close to local shopping facilities, primary school and bus routes.

B. Impact on character and visual amenity of area

Whilst the majority of buildings adjoining the site are predominantly 2-storey, there are 3-storey buildings in the area, e.g. Emmview Close. The majority of the new building would be located in the centre of the site where there are fewer trees. A total of 16 trees would be removed but only 6 of these are included in the Tree Preservation Order. The majority of the trees on site would be retained, maintaining the character and setting of the site and providing screening to dwellings in Old Woosehill Lane and Westward Road.

The ridge height of existing house is 7.9m and the maximum ridge height of the proposed main building would be 13.3m. Whilst the increase in height, of 5.4m, is substantial compared to the existing dwelling, the increase in height and massing would add variety in the streetscene which in terms of this section of the Reading Road is commercial in character. Furthermore the site levels are generally lower than properties in Old Woosehill Lane.

Although there would be views into the site from Reading Road and Old Woosehill Lane, the 3-storey building would be partly screened from the Reading Road by the existing commercial garage building fronting the main road which is also designated as a green route. Planting is also proposed along the northern boundary of the site which would provide additional screening.

Application No. **Received** **Wokingham**
F/2000/1773 **14.06.2000**

Applicant: **Beazer Homes Ltd.**
Location : **136 Reading Road and 173 Woosehill Lane, Wokingham**
Proposal : **Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, associated access, car parking, etc.**

1. **Introduction** – 136 Reading Road is located to the rear of 2 commercial premises, a petrol filling station and a commercial garage, which both front the Reading Road between the Woosehill roundabout and the junction with Old Woosehill Lane. It comprises a 2-storey (3 bedroomed) house with ancillary outbuildings, set within large grounds. The site contains a number of trees and part of the site is covered by an area Tree Preservation Order (TPO 493/1989). Vehicular access to the site is currently off the Reading Road (A329) and shared with the commercial garage. Levels vary through the site. 173 Old Woosehill Lane is also a 2-storey (3 bedroomed) dwelling with a small rear garden area. The total area of the site is 0.83 ha.

   In 1969 outline planning permission (B/O/12/69) was granted for 6 detached houses and 24 flats contained in six 4 storey blocks. Access for this proposal was from Westward Road and included the garage site to the front.

2. **Proposal** – Demolition of the two existing dwellings and erection of a building containing 22 flats (21 x 2 bedroomed flats and 1 x 3 bedroomed flats). The main part of the building would be 3-storey, with 2 wings containing 2-storeys. It would have a maximum height of 13.3m and the wings either side 7.2m. The proposal also includes the erection of 2 x 4 bedroomed houses to the rear of 171 and 175 Old Woosehill Lane on either side of the proposed access road. The existing pond to the south east corner of the site would be retained.

   Both tree and traffic surveys have been submitted with the application.

3. **Consultations** -
   - ***Highway Authority***: The Highway Authority previously raised concerns at the creation of a new vehicular access onto Old Woosehill Lane, due to the fact that adequate visibility splays could not be provided on land within the control of the applicant. However, at the cost of the developer, the Authority's consultant has carried out an interim design for the provision of a shared cycleway/footway and traffic calming measures along Old Woosehill Lane, between its junction with the Reading Road and Chestnut Avenue, (as indicated on the attached plan). As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards.

     The developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality. Therefore in view of this it is recommended that the application be approved, subject a legal agreement to secure the completion

of highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

- ***Arboriculturalist:*** No objection in principle as most of the best trees would be retained.
- ***Recreation:*** Contribution of £5,000 requested to enhance off-site facilities at Sirius Close play area.
- ***Education:*** Contribution of £34,522 requested towards primary school sector.
- ***Environment Agency:*** No objection in principle subject to conditions to include a 4m buffer being provided around the pond and ditch.
- ***Crime Prevention Design Adviser (Thames Valley Police):*** Recommend adequate boundary treatment to prevent access from Westward Road for non-residents.
- ***Wokingham Town Council:*** refer to attached.
- ***Letters of representation:*** A total of 44 letters have been received. Objections and concerns (40 letters) can be summarised as follows:
  - increased traffic
  - impact on highway safety
  - access should be directly onto Reading Road
  - inadequate on-site parking
  - lack of traffic calming measures in Old Woosehill Lane which is used as a rat run
  - increased noise pollution
  - devaluation of properties (Officer comment: this is not a planning matter)
  - infrastructure inadequate to deal with additional surface water drainage
  - risk of subsidence
  - pond prone to flooding
  - boundary treatment required to Westward Road to discourage pedestrian access
  - increased density would affect character of area
  - flats inappropriate in this location
  - 3-storey building considered too high
  - concern over security
  - loss of privacy due to increased overlooking
  - impact on wildlife
  - impact on trees

  In addition 1 letter of support and 3 letters of no objection in principle subject to traffic calming in Old Woosehill Lane and retention of trees have also been received.

4. **Appraisal** – The main issues are:

   A. Principle of residential development in this location: Policies EN1 of the Berkshire Structure Plan; STV1 of the South East Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft).

DETAILS TO COMPLY WITH CONDITIONS

11773

TREE CONDITION SURVEY

SITE

The Oaks 136 Reading Road Wokingham.

Prepared by

Benjamin Downing Nd (Arb)

COMPLETE TREE SERVICES

PLANNING SERVICES RPT
POL
DC
APP
CS
06

CONTENTS

Section 1. Introduction & Methodology

1.1 The Brief
1.2 Limitations
1.3 The Site
1.4 Priority Codes
1.5 Height & Crown Spread
1.6 Life Expectancy
1.7 Trunk Girth
1.8 Root & Butt Decay Pathogens & Structural Defects

Section 2. Trees

2.1 Site Trees & Composition
2.2 Tree Health
2.3 Age Class
2.4 Recommendations for Future Action

Section 3. Tree Survey Details.

3.1 Survey details & Recommendations

Section 4. Comments.

4.1 Comments and remarks.

Enclosures

Drawing/Plan

1. Introduction & Methodology

1.1 Brief

Further to your instructions of, I have visited the above site on the 27/03/2003 to fully assess the condition of the subject trees as shown on the drawing supplied, specifically:

(i) The main bole and central stem where present.
(ii) The primary and secondary branch system and crown supported thereon.
(iii) Make recommendations to maintain trees in relation to their current environment and with a view to the proposed footpath.

1.2 Limitations

1.2.1 My survey of the trees comprised all parts being visually inspected from ground level.

1.2.2 Due to the changing nature of trees, and other site circumstances, this report and any recommendations made therein are limited to a five year period. The recommendations made in the report are based on the current condition of the trees. Any alteration to the site and development proposals could change the current circumstances and may invalidate this report and any recommendations made.

1.2.3 Trees are dynamic structures that can never be guaranteed 100% safe; even those in good condition can suffer damage under average conditions. Regular inspections can help to identify potential problems before they become acute. A lack of recommended work does not imply that a tree is safe.

1.3 Site

1.3.1 The site is on area of woodland and now defunct back gardens. It is bordered to the east, south, and to the west by residential housing and gardens. The woodland contains dumped building debris and scrap, there is a wetland and pond area it the southeastern corner.

1.4 Priority Codes

1.4.1 Priority codes from 1 to 3 have been given for each tree. The definition of the codes used is as follows:

Priority 1: Work that should be undertaken urgently due to the identification of a potential hazard.

Priority 2: Work that should be undertaken prior to the commencement of any development works.

1.5 Height & Crown Spread.

1.5.1 All dimensions are given in meters and are approximate.

1.6 Life Expectancy

1.6.1 The definitions of the terms used are as follows:

-15	**Short:**	Under 5 years.
15	**Medium:**	5 to 15 years.
+15	**Long:**	15 to 25 years.

1.7 Trunk Girth

1.8.1 Measurements of trunk girth at 1.5 meters above ground level (diameter at breast height or dbh) have not been taken.

1.8 Root & Butt Decay Pathogens & Structural Defects.

1.9.1 It should be taken that unless otherwise stated with each individual entry, there were no external signs that root and butt decay pathogens or serious structural defects present at the time the inspection was undertaken.

2. TREES

Individual tree details and recommendations for work are listed in Table

2.1 Site Trees & Species Composition

2.1.1 Mixed broadleaved and coniferous tree scape, with evergreen shrub and bramble under-story.

2.2 Tree Health

2.2.1 A detailed assessment involving climbing inspections and/or decay detection tests has not been undertaken as this fell outside of the scope of this survey. However the survey involved ground level examination as detailed in items 1.4 to 1.9.

2.2.2 The majority of the trees are in condition 2.

2.3 Age / Class

2.3.1 All of the trees noted are in the categories 3/4/5.

2.4 Maintenance Work Recommendations

2.4.1 All tree works should be carried out in accordance with the

2.4.2 A lack of recommended work does not imply that a tree is safe and likewise it should not be implied that a tree would be made safe following the completion of any recommended work.

2.4.3 The maintenance works should be carried out in consideration of the surrounding area and as much as is practical to improve the overall aspect.

4. Comments.

4.1.1 It was noted during the inspection that the woodland areas G3 G4 and G5 are now partially submerged possibly due to run off water from the adjacent site.

Temporary seasonal fluctuations in water level are unlikely to have a significant effect on the long-term vigor of the trees. However prolonged or dramatic increases in soil moisture can lead to a reduction in available oxygen.

Tree roots require oxygen to function efficiently and provide support for vital tree functions. The consequences of root dysfunction are manifested outwardly in the trees crown with a deterioration in vigor resulting in dieback and ultimately the demise of those trees most dramatically affected.

Root dysfunction or an excessive accumulation of water can also lead to inadequate soil cohesion and a loss of root anchorage particularly during periods of high wind.

If the construction work has led to a serious impedance of water from the site there will be a need to alleviate the situation.

In general drainage problems can be difficult to solve with out further damage to the roots of an existing mature tree-scape.

Any strategy for drainage or overflow of excess water from areas G3 G4 G5 will need to strictly adhere to the guidelines set out on table one in section seven of the BSI 5837 and section eight BSI 5837 recommendations for trees in relation to construction.

COMPLETE TREE SERVICES TREE SURVEY/MAINTENANCE REPORT

CLIENT: Draffin Associates.

SITE: The Oaks, 136 Wokingham,

BY: Benjamin Downing DATE: 10.4.2003

AGE CLASS: 1 = Transplant/2 = Semi-Mature/3 = Young/Mature/4 = Mature 5 = Over mature/ 6 = Dead

QUALITY CLASS: A = Best B = Significant C = Poss Significant D = Remove

CONDITION CODE: 1 = Good/2 = Average/3 = Poor/4 = Dead/Dying/Diseased

GROWTH POT: 1 = High/2 = Medium/3 = Low

PRIORITY CODE: 1 = Urgent/2 = Necessary/3 = Aesthetic

TREE NO	GENUS/ SPECIES	HEIGHT/ CROWN SPREAD	AGE	CON	LIFE EXP	GROWTH POT	REPORT	WORK REQUIRED	EST HRS COST £s	PRTY
633	Oak	22/10	4/5	2	15+	2	Crown and bole infested with ivy preventing full inspection, visible deadwood in canopy no visible dieback.	Cut ivy and inspect bi-annually.	£15.00	2
634	Walnut	6/6	4/5	3	15	2	Leaning possible wind throw, now restablished with vertical re-active growth contained in canopy. Average annual extension growth indicates good vigour. Despite the specimens leaning stem the tree dose not appear to lack any soil cohesion at the time of inspection The tree lacks in arboricultural merit but is characterful. Could be retained as feature with an on going maintenance schedule, or removed and replaced.	Fell to ground level. Stack all arisings as eco-piles in adjacent woodlands.	£110.00	2
635	Oak	20/10	4/5	2/3	15+	2	Minor exudation at base possible bacterial. Dead wood visible in crown.	Monitor exudation, inspect annually for as visible signs of decline.	£45.00	2

636	Ash	20/10	4/5	2/3	15+	2	Visible cavity at 6m approx from possible previous limb loss, now with associated visible decay partially occluded by callous growth.	Inspect cavity and report findings to C.A.	£45.00	1/2
637	Oak	22/10	4/5	2	15+	2	Single stemmed with no obvious faults or visible decay at time of inspection.	Inspect bi-annually	£45.00	2
638	Oak	22/10	4/5	2	15+	2	Single stemmed specimen with well formed primary unions showing no signs of incipient weakness at time of inspection. Dead wood visible in crown.	Remove major large deadwood over proposed footpath. Inspect bi-annually. Stack arisings as eco-piles in adjacent woodland.	£65.00	1/2
639	Oak	18/10	4/5	2	15+	2	Single stemmed specimen. Dead wood visible in crown.	Remove major large dead wood over proposed footpath. Inspect bi-annually. Stack arisings in adjacent woodland.	£65.00	1/2
640	Cypress	6/3	3/4	2	15+	2	Inappropriate specimen for woodland location, should not be allowed to grow to full potential	Remove. Chip all possible arisings in piles for woodland path remove cordwood.	£125.00	2

641	Oak	10/5	3/4	2	15+	2	Crown contains visible deadwood, with some low hanging branches and epicormic flushing on the main stem	Remove large dead wood over proposed foot path, lift low hanging branches and epicormic flushing to 3m approx. Stack all arisings as eco-piles in adjacent woodland.	£65.00	2
642	Oak	19/10	3/4	2	15+	2	Single stemmed specimen with no obvious faults visible at time o inspection. Some dead wood in crown.	Inspect bi-annually.	£45.00	2
643	Oak	15/8	3/4	2/3	15	2	Crown with visible signs of die back and dead wood in crown.	Climbing inspection of canopy, remove large dead wood over proposed footpath.	£65.00	2
644	Oak	22/10	3/4	2	15+	2	Large dominant tree, crown now contains visible dead wood.	Climbing inspection of crown report any findings to C.A. Remove large dead wood over proposed footpath, inspect bi-annually	£95.00	2
645	Oak	19/8	3/4	2	15+	2	Single clear stem with no major faults visible at time of inspection, some dead visible wood in crown.	As T644	£85.00	2
646	Oak	15/8	3/4	2	15+	2	As T645	As T645	£65.00	2

647	Pine	18/5	3/4	2	15+	2	Crown contains dead wood and dead branch stubs from failed/suppressed branches	Remove large dead wood and branch stubs over footpath. Stack arisings in adjacent woodland as eco-piles. Inspect bi-annually.	£65.00	2
647a	Oak	19/8	3/4	2	15+	2	Single clear stem with no major faults visible at time of inspection, some dead visible wood in crown.	Remove large dead wood over proposed footpath, Stack arisings as eco-piles in woodland. Inspect bi-annually.	£65.00	2
648	Oak	19/8	3/4	2	15+	2	Single clear stem with no major faults visible at time of inspection, some dead visible wood in crown.	Remove large dead wood throughout canopy, inspect bi-annually. Stack arisings in woodland as eco-piles.	£125.00	2

649	Oak	19/8	3/4	2	15+	2	Crown and main stem infested with ivy preventing full assessment, some deadwood visible in crown. Rooting zone around the base of the tree has been subject to a recent localized soil disruption and possible excavation and or change in level.	Remove major deadwood through out crown. Cut ivy, inspect annually. Stack arisings in adjacent woodland as eco-piles. Further assessment to determine extent of soil/root disruption is recommended.	£85.00	1/2
650	Cypress	6/2	3	2	15+	2	As T640	Remove.	£90.00	2
651	Pine	14/5	3	2	15+	2	Adjacent to communal gardens. Rooting zone around the base of the tree has been subject to a recent localized soil disruption and possible significant excavation and or change in level.	Further assessment to determine extent of soil/root disruption is recommended. Possible removal.	FGL and Root-Grind stump, remove all arisings £485.00	1
652	Laburnum	4/3	3	2	-15	2	Multi stemmed leaning specimen infested with ivy.	Cut/remove ivy, formative prune.	£35.00	2
G1	Laurel	4/8	2/3	2	15+	2	Multi stemmed specimen.	Remove marked stems for proposed footpath and access to timber deck.	£75.00	2

G2	Various, inc thorn laurel, holly.	4/8	2/3	2	15+	2	Multi stemmed specimens.	Reduce back/lift to give up to 1m verges adjacent to proposed footpath.	£85.00	2
G3	X4 Willow X2 Birch X1 Thorn	4/3	2/3	2	15+	2	Growing in pond adjacent to proposed timber deck.	Remove sufficient to facilitate construction of timber deck shown on plan 302/03	£350.00	2
G4	X1 Willow	4/6	2/3	2	15+	2	Growing in pond now partially collapsed, with split stems.	Remove crown to 2.5m approx to promote re-active growth. Re-pollard at 3-5 yearly intervals.	£110.00	2
G5	Approx 25 mixed species including Oak and Ash and Apple.	20/10	2/3	2	15+	2	Located on boundary line to East, South and West of site. Now isolated by additional fencing and pond, crowns are infested with ivy preventing full assessment. Canopies contained some deadwood.	Cut ivy inspect annually.	£P.O.A	2

G6	X1 Oak (653) X1 Oak (654) X2 Holly, x1 dead Cherry, and X1 Hazel.	15/8	4	2/3	15	2	Located in plot one adjacent to garages. Trees have significant excavation of soils to within 2m approx of main trunk to an approximate depth of 1m. This has now rendered T653 an Oak potentially unstable.	T653 Remove T654 Cut ivy remove major dead wood, inspect bi-annually. Remove suppressed Holly and adjacent dead cherry. Formative prune Hazel. Application of well rotted organic mulch around all trees to be retained to a depth of 600mm around root plates.	£465.00 £65.00 £60.00 £25.00	1 1/2 1 1/2
G7	X5 Oaks shown as T3,4,5,6,7.	12/8	4	2/3	15+	2	Single stemmed specimens with well formed primary and secondary unions showing no signs of incipient weakness at time of inspection. Crowns contain deadwood and branch stubs cut back to construct buildings. Low branches growing close to roofs and guttering systems.	Clean out canopies, reduce extended laterals to give 2-3m clearance from roofs and guttering. Apply well-rotted organic mulch to depth of 600mm around entire root plates.	£295.00	2/3

655	Oak	12/10	4/5	2/3	-15	2	Tree infested with ivy preventing full assessment. Extensive excavations and change in soil levels around base of tree with severed broken roots visible within 1-2m of trunk for one third of root plate, now with die back and overall lack of vigour displayed in crown. Full extent of excavation could not be assertained due to location of temporary site offices.	Given its present condition and the extent of the excavation to the root plate the tree it is likely that it will continue to decline post development. Consideration for the removal and replacement of this tree should be given, once extent of excavation ascertained.		

Date: 11 June 2003

To: Case Officer

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

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Persimmon Homes T V Ltd C/O Jon Regent.

Case Officer: Mrs B Polnik

The new plans show the following: Detailed treeworks report.

Comments are required by 25/06/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App. No. F/2000/1773 Date Rec. 6.6.2003

Location: 173 OLD WOOSEHILL LANE/136 READING RD

Parish: WOKINGHAM

Applicant: PERSIMMON HOMES

Description of attached plans: Detailed treeworks report

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP

Consultations Sent by Admin. on 11.06.PS

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2000/1-773 Date Rec. 6.6.2003

Location: 173 OLD WOOSEHILL LANE/136 READING RD

Parish: WOKINGHAM

Applicant: PERSIMMON HOMES

Description of attached plans: Detailed Treeworks Report

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

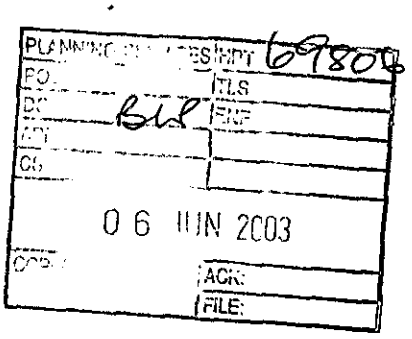
CASE OFFICER B.D.

Consultations Sent by Admin. on 11.06.03

Yellow - Case Officer Copy
Green - Part One Copy

PLANS TO MEET CONDITIONS

11773 A1



AD/WDC-3/320
28th May 2003

Head of Planning & Transportation
Development Control
Wokingham District Council
Civic Offices
Shute End
PO Box 157
Berkshire RG40 1WQ

Fao;- Bascia Polnik

App no: F/2000/1773
Proposed Residential Redevelopment by
Persimmon Homes (Thames Valley) Ltd
at 136 Reading Road, Wokingham.

Further to our continuing discussions with your colleague Neil Etherington,Wokingham DC tree officer, we write regarding the landscape planning conditions on behalf of the client.

Following our site progress meetings regarding the retained rear woodland we now enclose 6 copies of the detailed treeworks report from Complete Tree Services, Arboriculturalists, as requested by Mr Etherington for your approval. This report relates to proposed resident access and the necessary footpath clearance and safety treeworks. We trust this can be agreed promptly so that my client can programme this important treework and remaining landscape works to complete the new development.

Whilst writing we note that we have not received your response to our letter dated 31st January 2003 regarding the detailed landscape proposals submitted to discharge the outstanding landscape planning conditions.

We look forward to your comments.
Yours sincerely

Adrian Draffin
Draffin Associates
encl.
cc Mr N Ashfield Persimmon Homes (TV) Ltd

Draffin Associates
The Studio
Glenrise
Lower Wokingham Road
Crowthorne
Berkshire RG45 6DB

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Landscape Architecture

Landscape Planning

Urban Design

Adrian M. Draffin
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Crowthorne
Berkshire RG45 6DB
VAT No: 677-2938-81

Date: 11 June 2003

To: Case Officer

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

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Persimmon Homes T V Ltd C/O Jon Regent.

Case Officer: Mrs B Polnik

The new plans show the following: Detailed treeworks report.

Comments are required by 25/06/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Chaser

Neil – do you have any comments above on the ~~attached~~ as I would like to discharge the condition

Thanks

Basia 2.12.03

PS. Are you aware of any outstanding work on this site?

Recommended tree works were OK and I think have been carried out. Neil 3/12/02

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date December 10, 2003
My ref. BP/TAB/F/2000/1773
Your ref. AD/WDC-3/320

Mr A Draffin
Draffin Associates
The Studio
Glenrise
Lower Wokingham Road
CROWTHORNE
Berkshire
RG45 6DB

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Draffin

136 READING ROAD, WOKINGHAM

Further to your letter dated 28th May 2003 regarding detailed tree works, I confirm that the report submitted is considered acceptable and I apologise for the delay in replying.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

27. APPLICATION NO: 2001/1773, PROPOSED DEMOLITION OF EXISITING DWELLINGS AND REDEVELOPMENT OF SITE WITH 22 FLATS AND 2 DWELLINGS ASSOCIATED ACCESS CAR PARKING ETC, 136 READING ROAD AND 173 WOOSEHILL LANE WOKINGHAM. FOR BEAZER HOMES LTD

The Committee considered a report about this application set out on Agenda pages 277 to 294.

Members noted that this site was at Old Woosehill Lane and not Woosehill Lane as indicated in the Agenda.

Mrs Sharples, a local resident, attended the meeting and spoke in opposition to the proposal.

Members expressed a wish to see this site to assess the impact of the proposed development and in the circumstances it was

RESOLVED: That consideration of Application No.2001/1773 be deferred to enable a site visit to take place.

Application No. **Received** **Wokingham**
F/2000/1773 **14.06.2000**

Applicant: **Beazer Homes Ltd.**
Location : **136 Reading Road and 173 Woosehill Lane, Wokingham**
Proposal : ***Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, associated access, car parking, etc.***

1. **Introduction** – 136 Reading Road is located to the rear of 2 commercial premises, a petrol filling station and a commercial garage, which both front the Reading Road between the Woosehill roundabout and the junction with Old Woosehill Lane. It comprises a 2-storey (3 bedroomed) house with ancillary outbuildings, set within large grounds. The site contains a number of trees and part of the site is covered by an area Tree Preservation Order (TPO 493/1989). Vehicular access to the site is currently off the Reading Road (A329) and shared with the commercial garage. Levels vary through the site. 173 Old Woosehill Lane is also a 2-storey (3 bedroomed) dwelling with a small rear garden area. The total area of the site is 0.83 ha.

   In 1969 outline planning permission (B/O/12/69) was granted for 6 detached houses and 24 flats contained in six 4 storey blocks. Access for this proposal was from Westward Road and included the garage site to the front.

2. **Proposal** – Demolition of the two existing dwellings and erection of a building containing 22 flats (21 x 2 bedroomed flats and 1 x 3 bedroomed flats). The main part of the building would be 3-storey, with 2 wings containing 2-storeys. It would have a maximum height of 13.3m and the wings either side 7.2m. The proposal also includes the erection of 2 x 4 bedroomed houses to the rear of 171 and 175 Old Woosehill Lane on either side of the proposed access road. The existing pond to the south east corner of the site would be retained.

   Both tree and traffic surveys have been submitted with the application.

3. **Consultations** -
   - ***Highway Authority***: The Highway Authority previously raised concerns at the creation of a new vehicular access onto Old Woosehill Lane, due to the fact that adequate visibility splays could not be provided on land within the control of the applicant. However, at the cost of the developer, the Authority's consultant has carried out an interim design for the provision of a shared cycleway/footway and traffic calming measures along Old Woosehill Lane, between its junction with the Reading Road and Chestnut Avenue, (as indicated on the attached plan). As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards.

     The developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality. Therefore in view of this it is recommended that the application be approved, subject a legal agreement to secure the completion

of highway improvement works as indicated on Parkman drawing No. 29332-20-0A-03 (full costs to be met by the developer) prior to the development being occupied, and a financial contribution of £30,000 payable on commencement of the development towards local sustainable transport initiatives, and/or traffic management schemes in the locality.

- ***Arboriculturalist:*** No objection in principle as most of the best trees would be retained.
- ***Recreation:*** Contribution of £5,000 requested to enhance off-site facilities at Sirius Close play area.
- ***Education:*** Contribution of £34,522 requested towards primary school sector.
- ***Environment Agency:*** No objection in principle subject to conditions to include a 4m buffer being provided around the pond and ditch.
- ***Crime Prevention Design Adviser (Thames Valley Police):*** Recommend adequate boundary treatment to prevent access from Westward Road for non-residents.
- ***Wokingham Town Council:*** refer to attached.
- ***Letters of representation:*** A total of 44 letters have been received. Objections and concerns (40 letters) can be summarised as follows:
  - increased traffic
  - impact on highway safety
  - access should be directly onto Reading Road
  - inadequate on-site parking
  - lack of traffic calming measures in Old Woosehill Lane which is used as a rat run
  - increased noise pollution
  - devaluation of properties (Officer comment: this is not a planning matter)
  - infrastructure inadequate to deal with additional surface water drainage
  - risk of subsidence
  - pond prone to flooding
  - boundary treatment required to Westward Road to discourage pedestrian access
  - increased density would affect character of area
  - flats inappropriate in this location
  - 3-storey building considered too high
  - concern over security
  - loss of privacy due to increased overlooking
  - impact on wildlife
  - impact on trees

  In addition 1 letter of support and 3 letters of no objection in principle subject to traffic calming in Old Woosehill Lane and retention of trees have also been received.

4. **<u>Appraisal</u>** – The main issues are:

   A. Principle of residential development in this location: Policies EN1 of the Berkshire Structure Plan; STV1 of the South East Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft).

B. Impact of proposal on character and visual amenity of area: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3, WBE1, WBE11 and WBE12 of the Wokingham District Local Plan (Deposit Draft).

C. Impact on amenities of neighbouring occupiers: Policies EN1 of the Berkshire Structure Plan; SBE1/2 of the South East Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

D. Services, Amenities and Infrastructure Requirements: Policies LD6 of the Berkshire Structure Plan; SPS1 of the South East Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft).

E. Housing mix and density: Policies H9 of the Berkshire Structure Plan; SH8 of the South East Area Local Plan; WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft) and PPG3.

F. Highways issues: Policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

G. Concerns of the Town Council and residents.

A. Principle of residential development

The site is located within the settlement boundary of Wokingham, in an area which is predominantly residential in character. Therefore there is no objection to the principle of residential development in this location subject to no adverse impact on trees, streetscene, neighbouring occupiers, highway safety, etc. The site is located close to local shopping facilities, primary school and bus routes.

B. Impact on character and visual amenity of area

Whilst the majority of buildings adjoining the site are predominantly 2-storey, there are 3-storey buildings in the area, e.g. Emmview Close. The majority of the new building would be located in the centre of the site where there are fewer trees. A total of 16 trees would be removed but only 6 of these are included in the Tree Preservation Order. The majority of the trees on site would be retained, maintaining the character and setting of the site and providing screening to dwellings in Old Woosehill Lane and Westward Road.

The ridge height of existing house is 7.9m and the maximum ridge height of the proposed main building would be 13.3m. Whilst the increase in height, of 5.4m, is substantial compared to the existing dwelling, the increase in height and massing would add variety in the streetscene which in terms of this section of the Reading Road is commercial in character. Furthermore the site levels are generally lower than properties in Old Woosehill Lane.

Although there would be views into the site from Reading Road and Old Woosehill Lane, the 3-storey building would be partly screened from the Reading Road by the existing commercial garage building fronting the main road which is also designated as a green route. Planting is also proposed along the northern boundary of the site which would provide additional screening.

C. Impact on amenities of neighbouring occupiers

Revised plans received 6.6.01 show the deletion of the balconies to the 2 "villa" properties located at the entrance to the site and plans received 3.7.01 show the "villa" property behind 175 Old Woosehill Lane resited further from this property, the deletion of the conservatory and the relocation and replacement of the double garage with a single garage. The distance between the windows in the rear elevation of this proposed house and the rear of 175 Old Woosehill Lane has now been increased to 20.5m which is considered acceptable. In the case of the new dwelling to the rear of 171 Old Woosehill Lane the distance would be 14m and as the relationship would be side to rear this is considered acceptable.

The existing trees along the rear boundary would be retained to provide screening and a condition is proposed restricting additional windows in the first floor level of the side elevation and obscure glazing to the ensuite bathroom. With regard to other adjoining properties, due to the design of the development and the relationship with these properties the amenities of the occupiers of these properties would not be adversely affected.

Whilst it is acknowledged that there would be an increase in noise and disturbance by virtue of the proposed access being located between Nos. 171 and 175 Old Woosehill Lane it is not considered that the amenities of adjoining occupiers would be so adversely affected as to warrant refusal on these grounds.

D. Services, amenities and infrastructure requirements

Development plan policies require that development proposals would be expected to have some regard to existing levels of services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to be as a consequence of the development and directly related. All contributions need to meet the relevant tests as laid down in Circular 1/97 on Planning Obligations.

In this case the proposal would result in a net increase of 22 dwellings. In view of this off-site provision of public open space/play area, the applicant has agreed to a contribution of £5,000 to upgrade facilities at Sirius Close play area and a contribution of £34,522 has been offered towards primary school sector. Both these are considered appropriate and acceptable. There is no requirement for social housing as the proposal is for less than 25 dwellings/1 hectare.

Highway infrastructure is dealt with in paragraph F.

E. Housing mix and density

The proposal would comprise the following:

2 bed x	21	87%
3 bed x	1	5%
4 bed x	2	8%
Total	24	

The majority (87%) of the development would comprise smaller units which is considered acceptable in this location. In terms of density, the existing

density of development would be increased from 2.4 dwellings per hectare to 28.9 dwellings per hectare. Bearing in mind the need to retain trees on site, the proposed density is considered acceptable and the proposal would result in good use of existing urban land.

F. Highway issues
A total of 33 parking spaces would be provided on-site which equates to 1.5 per flat. Adequate on-site parking would also be provided for the 2 dwellings.

The applicant has also agreed to carry out highway improvement works along part of Old Woosehill Lane, between its junctions with Reading Road and Chestnut Avenue. As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards. In addition the developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and residents have been noted. Issues relating to highway safety, trees, character of area, overlooking, adequacy of on-site parking, impact of proposed building have been dealt with above. Devaluation of properties is not a planning matter. In terms of security, the Crime Prevention Design Officer has no objection in principle subject to secure fencing adjoining Westward Road. It is proposed that details of boundary treatment will be dealt with by condition. The existing trees and vegetation including a 4m buffer to the pond would provide a habitat for wildlife.

A condition is also proposed relating to surface water control measures as suggested by the Environment Agency who will be consulted on these details. With regard to risk of subsidence, details of foundations would be dealt with under Building Regulations.

5. **Conclusion** – The proposed development would result in good use of this site which is located close to facilities in Woosehill and a bus route. The design and relationship is considered acceptable in terms of the streetscene and adjoining occupiers. The majority of the trees which contribute to the character of the site would be retained. Whilst it would result in an increase in traffic in Old Woosehill Lane no highway objection is raised.

6. **Recommendation** – GRANT planning permission subject to S106 agreement to secure highway improvements, £5,000 towards upgrading of facilities at Sirius Close play area, £34,522 towards primary school sector and £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality, and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. 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.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

6. 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.

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) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawing(s).

8. The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

9. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

10. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

13. The dwellings hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

14. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.

15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x70m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

16. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

18. The existing vehicular access onto the Reading Road to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

20. 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.

21. A buffer zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

22. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Reasons:

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

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

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

4. & 5. In the interests of visual amenity.

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

7 & 8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To ensure that satisfactory provision is made, in the interests of amenity.

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

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

12.,15.,16. &18. In the interests of highway safety and convenience.

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

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

17. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

21. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

22. To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

INFORMATIVES

1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 6th June 2001 and 3rd July 2001 and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies EN1, LD6 and H9
   South East Area Local Plan Policies STV1, SBE1, SBE2, SPS1, SH8
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WBE11, WBE12, WH6

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

5. Culverting of a watercourse requires the prior written approval on the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

6. 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.

7. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such an access.

Basia Polnik

PLANNING SERVICES | HFT 32084
POL:
DC:
21 JUL 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/1773

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access.

Site Address: 173 Old Woosehill Lane & 136 Reading Road, Wokingham.

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

Your observations are required in respect of this application by **21/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

- **Provision for residents parking is insufficient – only 24 marked spaces for 22 flats.**
- **There were concerns over the impact that the extra vehicle movements from this development would have on the amount of traffic in Old Woosehill Lane, where there is an existing 'rat- running' problem.**

Comment
A suggestion was made that the 'rat running' problem on Old Woosehill Lane could be solved by preventing left turns into Old Woosehill Lane from the Spine Road.

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1773

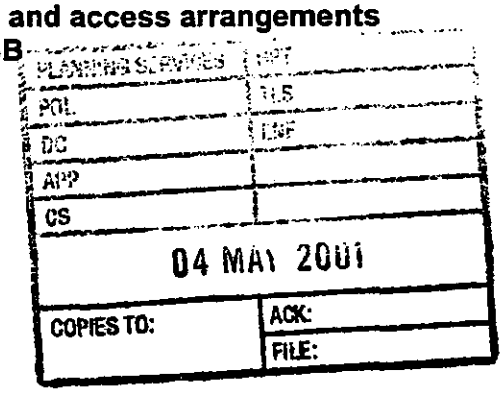
Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access

Site Address: 173 Old Woosehill Lane & 136 Reading Road , Wokingham

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

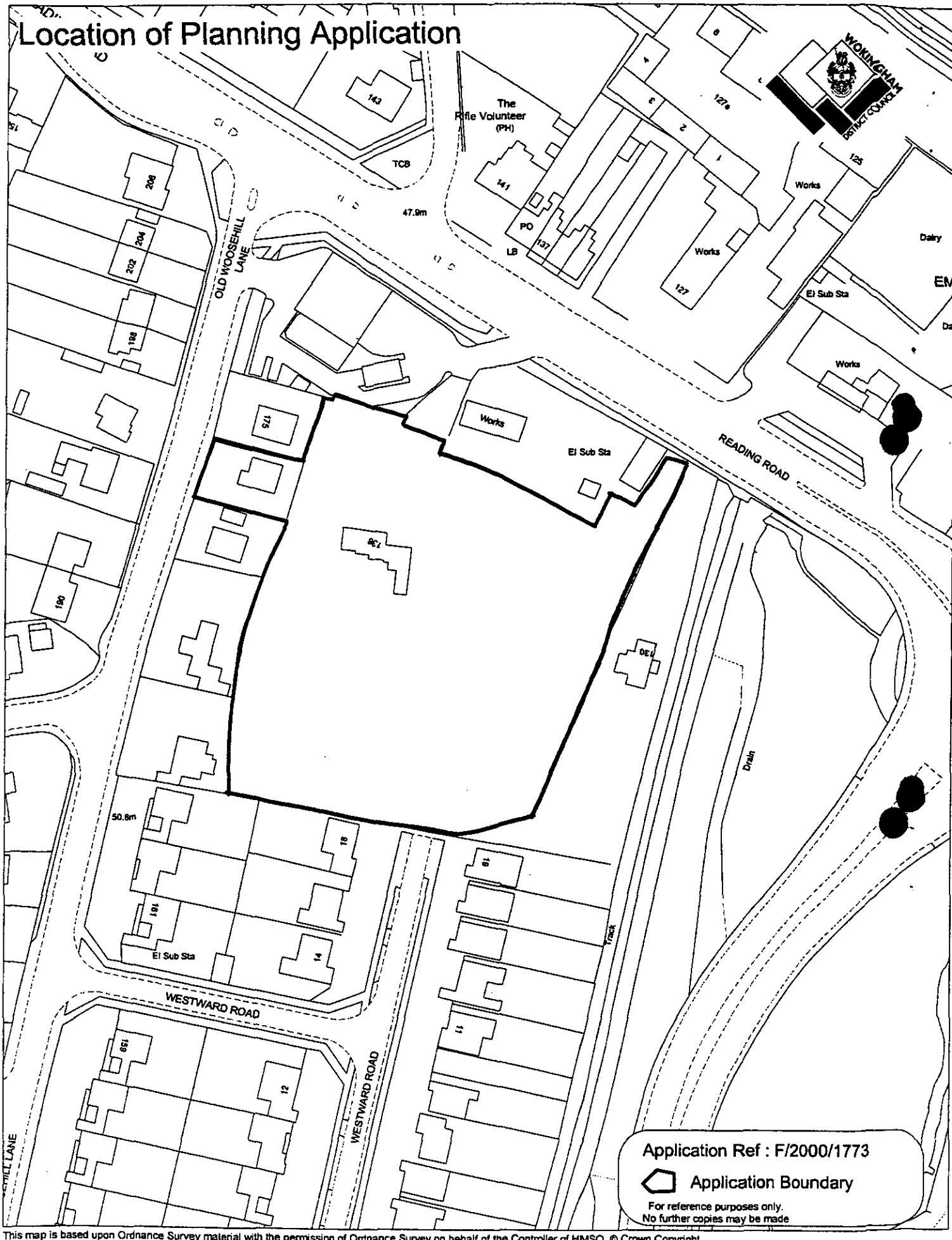
Your observations are required in respect of this application **by 04/04/01**

No objection to new plans showing revised layout and access arrangements
Drawing nos 8473.001G & 8473.0003B



SIGNED: _____ **DATE:** 01/05/01

CLERK TO Wokingham Town Council



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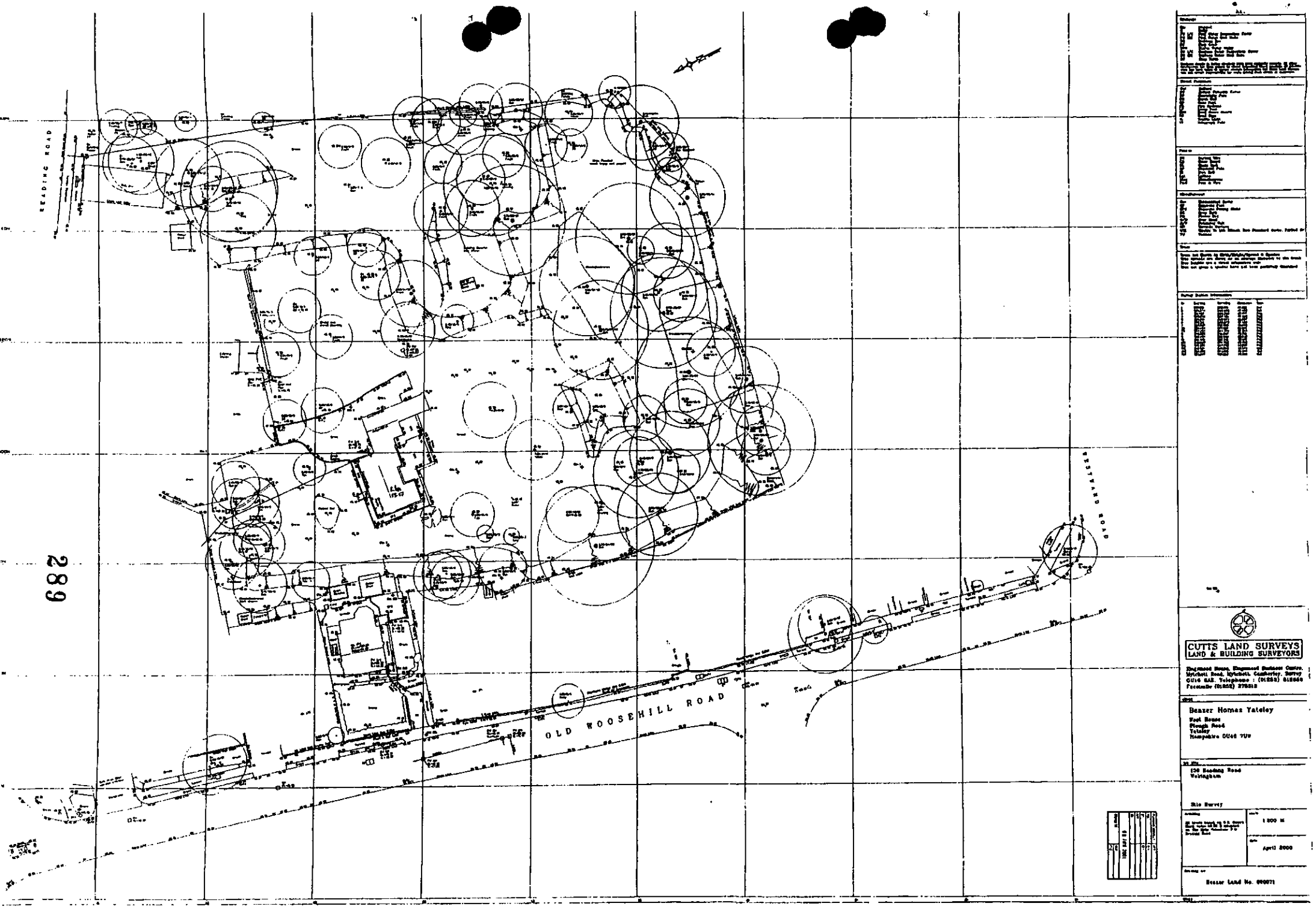
Development Control Section, Environmental Services, Wokingham District Council.
26 June 2001

Scale: 1 : 1250



CUTTS LAND SURVEYS
LAND & BUILDING SURVEYORS

Beazer Homes Yateley

West House
Sturgis Road
Yateley
Hampshire GU46 7UP

130 Reading Road
Wokingham

Site Survey

1:200 @

April 2000

Beazer Land No. 990071



290

Broadway Malyan

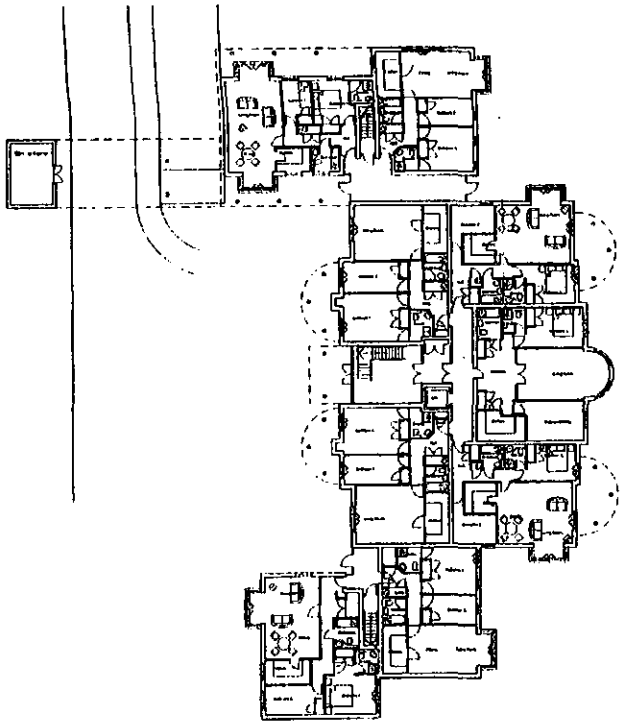
Bewser Homes Ltd.

Site Layout

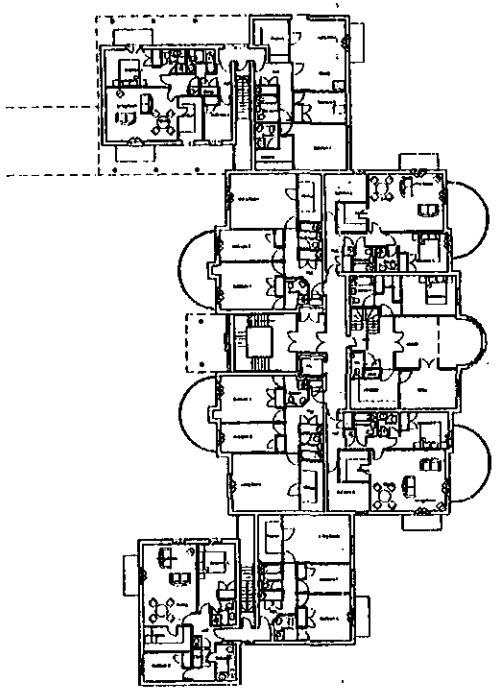
Planning

Contractors are not to scale dimensions fro
this drawing

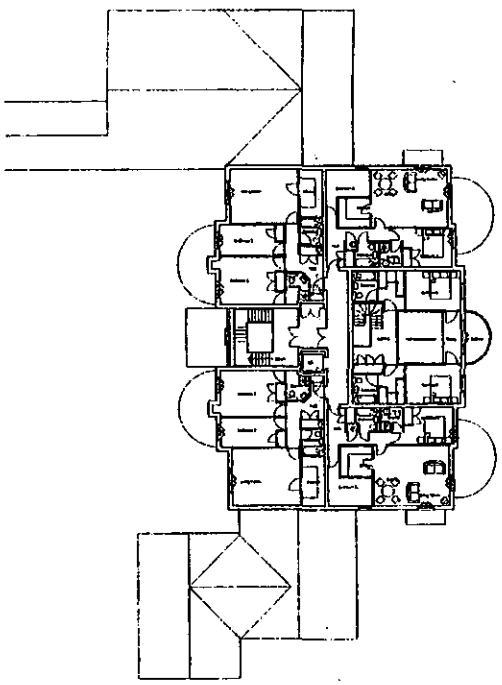
Revision | Date
A Ground floor plan bin store added & entrance bell selector added. | 13.9.00



Ground Floor Plan



First Floor Plan



Second Floor Plan

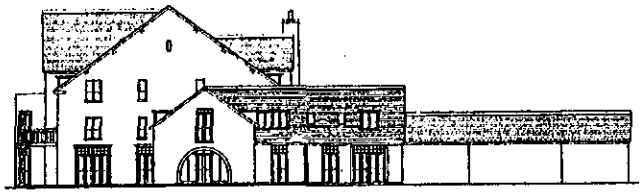
291

16 JUN 2000 1

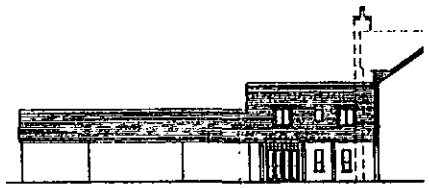
F/2000/1773



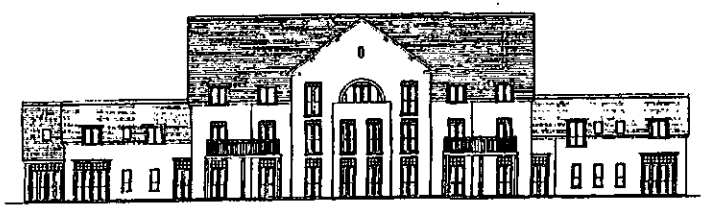
North elevation



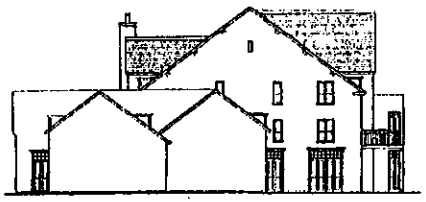
East elevation



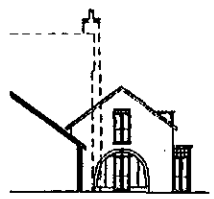
West elevation to courtyard



South elevation



West elevation



East elevation to courtyard

BroadwayMalyan
Architects & Designers

Client
Beazer Homes Ltd

Project
136 Reading Road, Woking

Description
Proposed plans and elevat

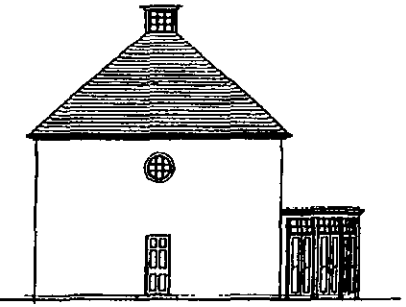
Status
Planning

Scale	Drawn	Date
1:200	PD	May

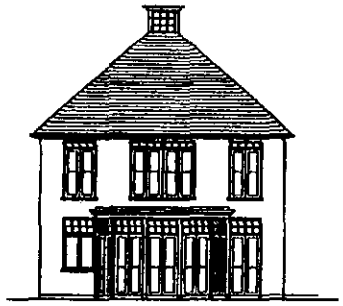
Job number | Drawing number | Revision

Contractors are not to scale dimensions from this drawing

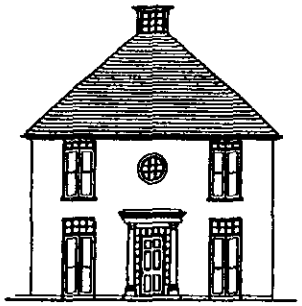
Revision	Date
A	
B	
C	



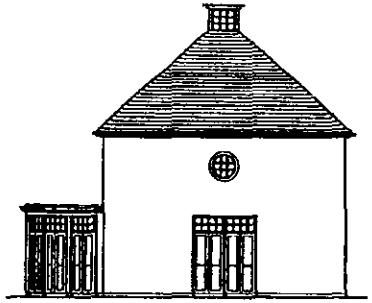
Side elevation



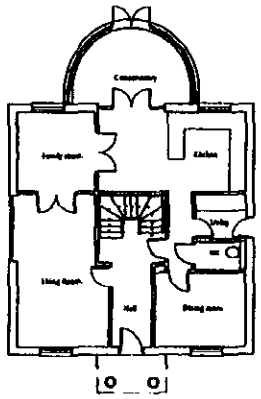
Rear elevation



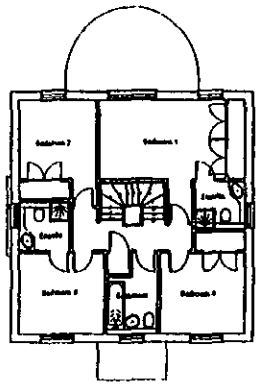
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

2292



BroadwayMalyan
Architects & Designers

Client
Beazer Homes Ltd.

Project
136 Reading Road, Wokingham

Description
4 Bed detached villa

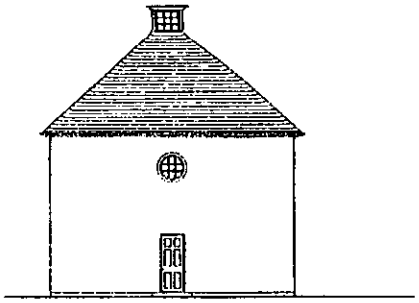
Status
Planning

Scale	Drawn	Date
1:100 @ A1	PD	May 00

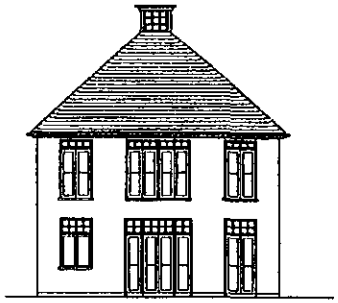
Job number

Drawing number

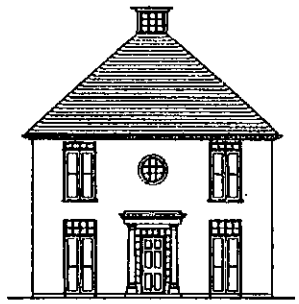
Revision



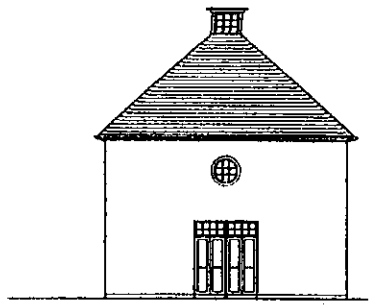
Side elevation



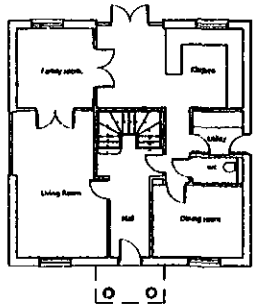
Rear elevation



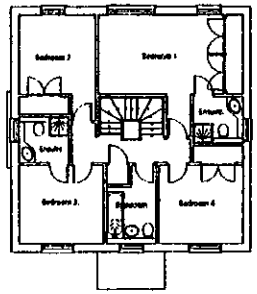
Front elevation



Side elevation



Ground Floor Plan



First Floor Plan

293

Contractors are not to scale dimensions from this drawing

Revision Date

REVISED PLAN

BroadwayMalyan
Architects & Designers

Client
Beazer Homes Ltd.

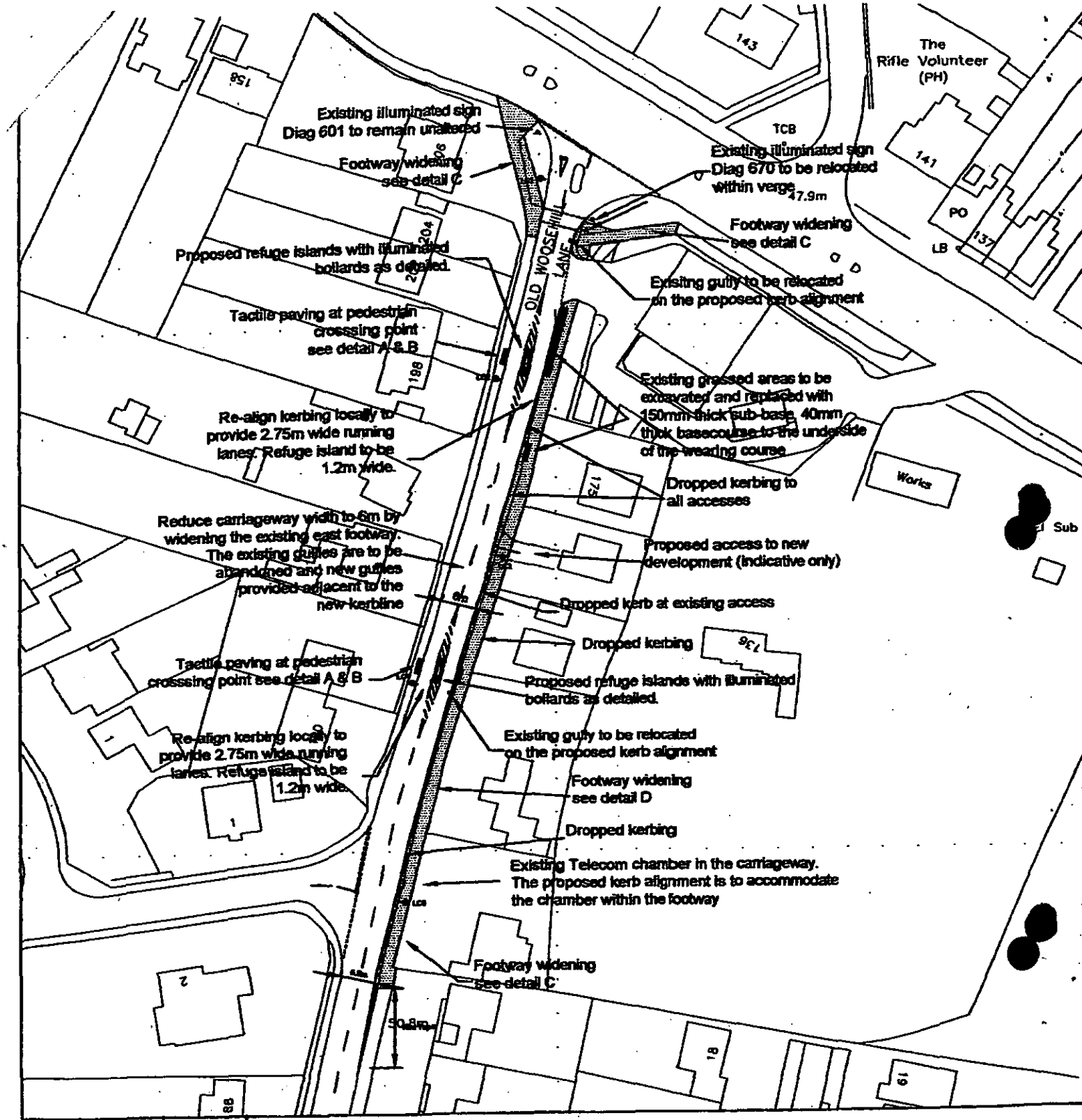
Project
136 Reading Road, Wokingham

Description
4 Bed detached villa (typo 2).

03 JUL 2021

Status
Planning

Scale	Drawn	Date
1:100	JLF	July 01
Job number	Drawing number	Revision
8473	004	



Version	Originated by and date	Checked by and date	Approved by and date

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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

PARKMAN

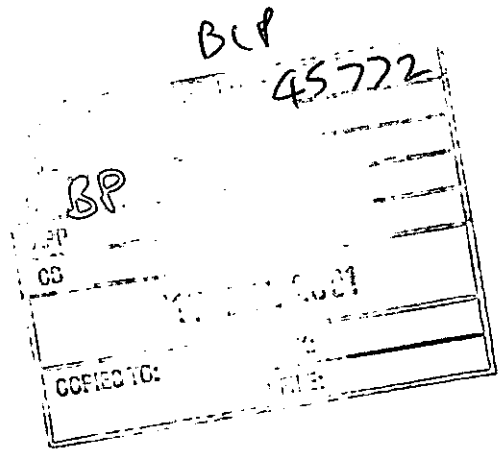
Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	HEB DEVELOPMENT ADVICE
Drawing Title	OLD WOOSEHILL LANE FOOTWAY WIDENING
Purpose	PRELIMINARY DESIGN
Draft / Issue	
Scale	1:1000
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332-20-OA-03

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Ref: JLF/8473

16 July, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, Wokingham

Further to our telephone conversation regarding the above, we enclose as requested six copies of the following drawing:

8473/005 Location and Block Plans.

As requested this has been modified to show the latest site layout incorporating all the modifications requested by yourselves.

Yours sincerely,

JUAN FONTENLA
Direct Tel: 0118 930 7620

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Date: 03 July 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Persimmon Homes T V Ltd C/O Jon Regent.

Case Officer: Mrs B Polnik

The new plans show the following: Deletion of conservatory, relocation of house and garage including replacement of double garage with single garage on "Villa" property sited behind 175 Old Woosehill Lane. Drawing nos 8473/004 and 8473/001H.

Comments are required by 10/07/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/1773 (Planaps) / (Ludhouse) Date Rec. 3.7.01

Location: 136 READING RD / 173 OLD WOOSEHILL LANE

Parish WOKINGHAM

Applicant: BEAZER HOMES

Description of attached plans Deletion of conservatory, relocation of house property and garage including replacement of double garage with single garage on "Villa" property sited behind 175 Old Woosehill Lane.

Drawing No's: 8473/004 and 8473/001 H

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: 171 & 175 Old Woosehill Lane + petrol filling station and garage on Reading Rd.

Date for Responses 7 days ie. 10.7.2001

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

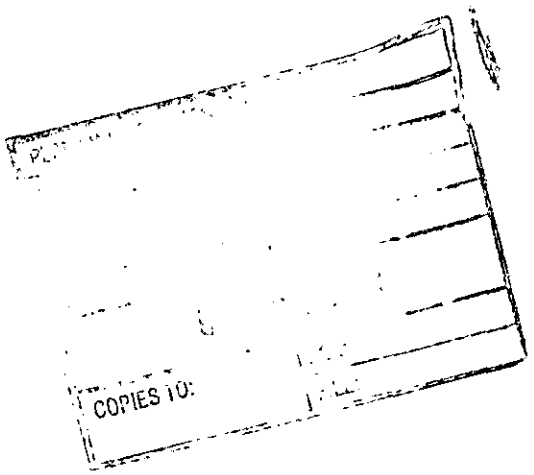
Consultations Sent by Admin. on 03.07.01

Yellow - Part One Copy
Green - Officer's Copy

BLP.

BroadwayMalyan
Architects & Designers

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR



Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Ref: JLF/8473

1773

REVISED PLAN

2 July, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, Wokingham

Further to our telephone conversation this afternoon regarding the above, we enclose as requested six copies of the following drawings:

a. 8473/004 – 4 Bed Detached Villa (Type 2).
This has been modified to omit the conservatory as requested by yourselves.

b. 8473/001H- Site Layout .
This has been modified to show No.175, and move the siting of the villa, the garage has been changed to a single garage and the driveway lengthened.

We trust that you will find all these ammendments acceptable.

Yours sincerely,

JUAN FONTENLA
Direct Tel: 0118 930 7620

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Date: 21 June 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Persimmon Homes T V Ltd C/O Jon Regent.

Case Officer: Mrs B Polnik

The new plans show the following: Site survey and plans of detached villa showing omission of balcony over conservatory. Drawing nos 990071 & 8473/003C.

Comments are required by 01/07/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. P/2000/1173 (Planaps) / (Ludhouse) Date Rec. 8.6.2001

Location: 173 OLD WOOSEHILL / 136 READING RD

Parish WOK.

Applicant: BEAZER HOMES (NOW PERSIMMON HOMES LTD).

Description of attached plans Site survey and floor plans of detached villa showing omission of balcony over conservatory

Drawing No's: 990071 + 8473/003 C.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses ☐

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 21.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

Our ref: DTH/mc/546

1773 1

9 March 2001

WSP
DEVELOPMENT
Intec 4
Wade Road
Basingstoke
Hampshire
RG24 8NE
Tel: +44(0)1256 318800
Fax: +44(0)1256 318700
http://www.wspgroup.com

D Klitgaard
Beazer Homes
Yateley Office
West House
Plough Road
Yateley
GU46 7UW

RECEIVED BY
12 MAR 2001
BEAZER HOMES YATELEY

Dear Duncan

Reading Road, Wokingham

We refer to our previous correspondence dated 23 February 2001 regarding the drainage strategy for the above site.

We have now received written approvals to our proposed foul and surface water strategies, as detailed on Drawing No. 456/SK/D1 A, from both Thames Water and the Environment (EA) Agency (copies enclosed).

We would draw your attention to the EA's response which confirms that we have successfully negotiated their withdrawal of the planning condition relating to the main on-site ditch. As a result you will no longer have to provide a 4m buffer strip between the ditch and the car park and no consent will be needed to in-fill the ditch if you so require.

The EA's comments regarding surface water (SW) storage confirms that in a 1 in 100 year storm SW run-off which floods from the sewer can be stored in the on-site pond if a suitable over-land flood route is provided.

The alternative storage option would be to simply increase the size of the attenuation pipe within the existing sewer design. The final decision on this matter should be made at the detailed design stage after further investigation.

We trust the above meets with your approval.

Yours sincerely

S J Dellow
Principal Engineer

Enc: EA letter 2 March 2001
TWUL letter 18 January 2001

PLANNING SERVICES DEPT

WSP Group plc
Offices throughout the UK and worldwide

WSP Development Ltd
Registered Office:
Buchanan House
24-30 Holborn
London
EC1N 2HS
Registered Number:
2382309 England

Our ref: SP\2001\003040\001
Your ref: DTH/amn/546

Date: 2 March 2001

ENVIRONMENT AGENCY

Daniel Hayes
WSP Development
Intec 4
Wade Road
Basingstoke
Hants
RG24 8NE

To: Daniel Hayes — niceday fax notes
Company: WSP — Fax No: 01256 318700
From: Sarah Paxman
Company: EA — Tel No: 01276 454323
No. of pages: 1 Date: 2/3/01 — No.122498

Dear Sir

SURFACE WATER DRAINAGE STRATEGY - 136 READING ROAD, WOKINGHAM

Further to our telephone conversation today, I confirm that the comments regarding surface water drainage contained in my previous letter of 28 February 2000 were incorrect, and the amended comments are set out below. Please accept my apologies for this error. You are asked to quote the following reference in any correspondence: SU76NE/25/9.

Surface water drainage

Further to your discussion with my colleague, Amanda Reed (Land Drainage Engineer) I can confirm that the runoff from the developed site will be restricted to 5L/s, which is acceptable. The submitted storage calculations only show storage up to the 1 in 30 year storm. I can confirm that it will be necessary to accommodate the excess water resulting from a 1 in 100 year storm within the site, and in such a way that there is no detrimental impact to the surrounding area. It may be possible to provide this storage using a combination of below and above ground methods. I understand that further details regarding the provision of storage for a 1 in 100 year storm will be forwarded in the near future.

Buffer zone

With regard to the buffer zone requirement to the ditch, I can confirm that if there is to be no flow into the ditch as the result of the abandonment of the existing surface water drainage system, then a 4 metre buffer zone to the ditch will not be required, as requested in the third condition of the Environment Agency's letter of 17 August 2000 to Wokingham District Council. Providing that the ditch is non-continuous, as you have stated, consent from the Environment Agency would not be required for any in-filling works.

A copy of this letter has been sent to Wokingham District Council.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Wokingham District Council, Planning Services, PO Box 157, Shute End, Wokingham, Berks RG40 1WR (ref: F/2000/1773)

WSP GRAHAM DEVELOPMENT
READING OFFICE
FILE :
REF :
DATE : - 2 [illegible]
CSM
DTH

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

TOTAL P.01

Thames Water
www.thames-water.com/mainsanddrains

Developer Services Waste - Provinces
1st floor Blake House
Manor Farm Road
Reading
Berks. RG2 0JN

Telephone 0118 923 6805
Fax 0118 923 6613

READING ROAD
546

COM CS
STD SSD
DTH

Our ref.. RDG/WN/NC3/4/DWAK

Your ref

Date: 18 January, 2001

WSP Development
Intec 4
Wade Road
Basingstoke
Hampshire RG24 8NE

For the attention of S J Dellow

Dear Sirs

Re: DEVELOPMENT AT 136 READING ROAD, WOKINGHAM, BERKS.
PROPOSED SECTION 104 AGREEMENT

With reference to our recent discussions and your letter of 11th January, I can confirm that your drainage proposals are acceptable in principle to Thames Water. I would prefer the surface water storage to be on-line rather than off-line thereby reducing the number of manholes and length of pipework.

I hope the above is satisfactory. Please do not hesitate to contact me if you wish to discuss this matter further.

Yours faithfully

DWA KILPATRICK
Developer Services Engineer

Thames Water Utilities Limited
Registered in England and Wales No. 2366661
Registered office Gainsborough House Manor Farm Road Reading RG2

99/84 File

ENVIRONMENT AGENCY

Our ref: SE2426
Your ref: JP/ECT/22/990084

Please reply to: **David McKnight on 01276 454345**

Date: 7 June, 2000

Beazer Homes
West House
Plough Road
Yately
Hampshire, GU46 7UW

Received By:
- 8 JUN 2000
Beazer Homes Yateley

Dear Sir,

RE: Matthew Clarke Site, London Road, Hook, Hampshire.

Thank you for your letter dated 10 April 2000 . The Environment Agency has the following comments:

Public Register

The Agency can only obtain pollution incidents by local authority/borough and have therefore enclosed the pollution incidents for Hart in which the above site is located.

Waste Regulation

Records held by the Environment Agency, which have been compiled largely under the provisions of the Control of Pollution Act 1974 and the Environmental Protection Act 1990 indicate that there are no current or former landfills within 250 metres of the above site. It is advisable to check with the appropriate Local Authority/Borough with regards to any licensed waste disposal sites and any other activity that may have occurred in the area.

Groundwater Protection

In order not to increase the risk of flooding in this area, the Environment Agency may request that the rate of surface water discharge from the development be restricted to that which discharges from the existing site. Therefore, if the impermeable area increases from that which exists, the developer may be required to store excess surface water on site and control its release to the watercourse. Methods for doing this should be agreed with the Agency.

The site does not lie with a Source Protection Zone or Nitrate Sensitive Areas.

The Agency has no specific records of contamination with regards to the above site. Enquiries should be made of local and historical sources to ascertain any contamination information they may be able to provide. If some evidence is produced in this way, you may wish to contact the Agency again.

The site is situated on London Clay, and given that abstraction for public water supply takes

Cont/d..

Environment Agency
Frimley Office, Swift House, Frimley Business Park, Camberley, Surrey, GU16 5SQ
Tel: 01276 454503,/01276 454345 Fax: 01276 454352

place to the east of Graywell, the Agency would expect Groundwater Quality to be good.

Flooding and Land Drainage

I have no record of this site having been affected by flooding in the past. However, enquiries should be made of local sources to ascertain any flooding information they may be able to provide. If some evidence is produced in this way you may wish to contact me again so that I can advise accordingly.

You should note that this information is based on that currently available to the Agency. The Agency and its officers accept no liability whatsoever for any loss or damage arising from interpretation or use of this information.

This information is provided subject to the enclosed notice which you should read.

Please accept this letter as confirmation that the Agency has received your cheque for £58.75 for the above information

Yours faithfully

D. McKnight

David McKnight
Customer Contact Officer

Enc.: Notice
Pollution Incidents

REVISED PLAN

1773

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

44265

PLANNING SERVICES

POL	HPT
DC BP	TLS
APP	CNF
CS	
08 JUN 2001	
COPIES TO:	CK
	FILE:

Ref: JLF/GV/8473

7 June, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, Wokingham

Further to our telephone conversation yesterday regarding the above, we enclose as requested six copies of the following drawings:

a. 8473/003C – 4 Bed Detached Villa
This has been modified to omit the balcony over the conservatory as requested by yourselves.

b. Site survey drawing no. 990071

As requested by Jon Regent of Persimmon Homes Ltd., please also find enclosed copies of the following letters:-

a. Environment Agency letter dated 7 June 2000
b. Thames Water letter dated 18 January 2000
c. Environment Agency letter dated 2 March 2001
d. WSP Development letter dated 9 March 2001

Yours sincerely,

JUAN FONTENLA

Direct Tel: 0118 930 7620

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref: JLF/GV/8473

27 July, 2001

Dear Mrs Polnik

Application No. F/2000/1773
173 Old Woosehill Lane and Reading Road, Wokingham

Further to our conversation at the site visit last Friday we now enclose six copies of drawing number 8473/006 which shows two sections through the site as requested by yourselves. We trust that this is suitable for your purposes, however should you have any further queries please do not hesitate to contact us.

JUAN FONTENLA

Direct Tel: 0118 930 7620

BCP 46224

PLANNING CENTRE
DC
APP
CS
30 JUL 2001
COPIES TO: ACK: FILE:

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

SIGNED AS A DEED by
DOUGLAS THOMPSON
in the presence of:

Independent Witness's Signature:

Name:

Address:

Occupation:

SIGNED AS A DEED by
GRAINSHIELD LIMITED
acting by two Directors or a
Director and Company Secretary:

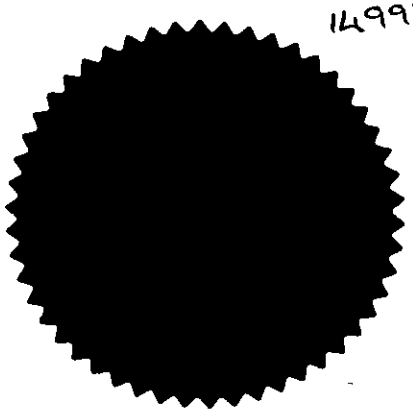
DIRECTOR

DIRECTOR COMPANY SECRETARY

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

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

14993



T. E [illegible]
Solicitor

AS A DEED

EXECUTED (~~but not delivered) until the date hereof by~~ BEAZER HOMES LIMITED
~~by the affixing of the Common Seal in the presence of:~~
ACTING BY ITS ATTORNEYS

RICHARD WRIGHT

~~Director~~

WITNESS SIGNATURE:
NAME: C FORD
ADDRESS: 5 HEATHFIELD RISE RUISLIP HA4 7NF

N. BLOOMFIELD

~~Secretary~~ OCCUPATION: SECRETARY

SIGNED AS A DEED
by ELSIE HENRIETTA PRITCHARD
in the presence of:

Independent Witness's Signature:

Name:

Address:

Occupation:

4.4 to pay the Council's reasonable legal fees of TWO HUNDRED POUNDS (£200) for the preparation of this Agreement on the date hereof

5. The Council covenants with the Applicant as follows:

5.1 to issue to the Applicant the Planning Permission in the form attached within five working days of completion of this Agreement

5.2 to repay to the Applicant the Contributions (indexed in accordance with clause 4.2 for the period from the date of payment until the date of repayment) if such Contributions are not utilised for the purposes set out in clause 4.1 hereof within five years from the date of this Agreement

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

6.1 The expression "the Applicant" and "the First Owner" and "the Second Owner" and "Grainshield" and "the Council" shall include their respective successors in title and assigns

6.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

6.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

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

4.1 to pay to the Council on the commencement of the Development:

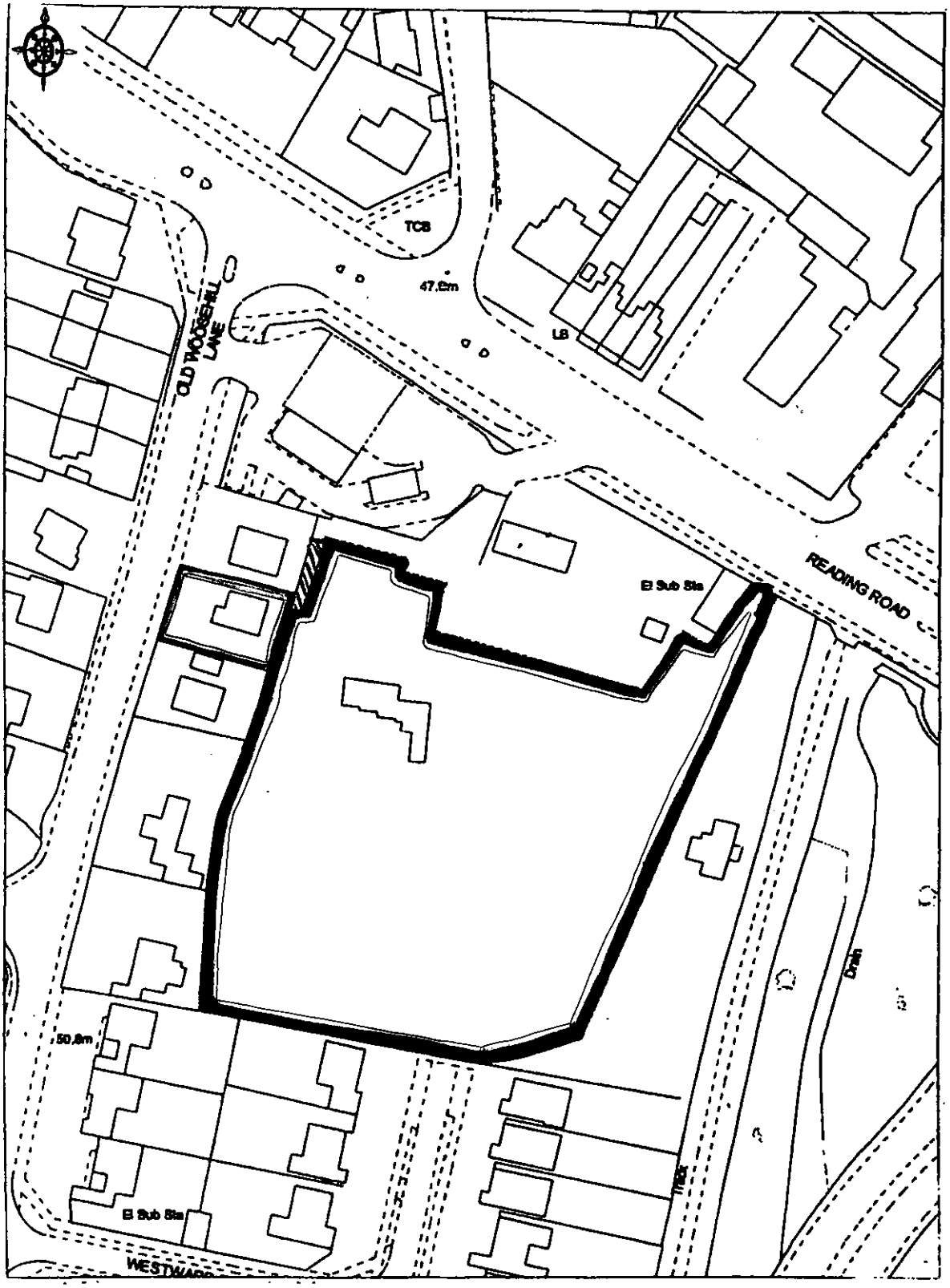
4.1.1 the sum of THIRTY THOUSAND POUNDS (£30,000) to be used by the Council towards local sustainable transport initiatives and/or traffic management schemes within the locality ("the Highway Contribution")

4.1.2 the sum of FIVE THOUSAND POUNDS (£5,000) to be used towards the upgrading of play facilities at the Sirius Close play area ("the Play Area Contribution")

4.1.3 the sum of THIRTY FOUR THOUSAND FIVE HUNDRED AND TWENTY TWO POUNDS (£34,522) to be used towards Primary School provisions in the locality ("the Primary School Contribution")

4.2 to pay to the Council a sum equivalent to the Highway Contribution the Primary School Contribution and the Play Area Contribution ("the Contributions") increased by such proportion as the figures show in the Index of Retail Prices [All Items] published by or on behalf of HM Government in respect of the month and year when the agreement is executed bears to the figures shown in the said index last published on the date on which the contributions shall actually have been received by the Council PROVIDED THAT in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be that which would have been applicable on the month and the year when the agreement is executed if the said reference base figure had not been changed

4.3 prior to the commencement of any part of the Development to carry out and complete at its own expense the traffic calming measures as illustrated on Parkman drawing number 52300-B-001 Rev A annexed hereto



14993

FILED PLAN
H.M. LAND
WK 7199
REGISTRY

Title plan on 16 January 2002 at 12:57:17. It may be subject to minor distortions in scale.
Act 1925, this copy is admissable in evidence to the same extent as the original.

Her District Land Registry.
MLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

G. On the Twenty-fourth day of May Two thousand the Applicant made an application for planning permission under application number F/2000/1773 ("Application No.") for permission to develop the site by the construction of twenty-two flats and two houses together with associated car parking and access ("the Development")

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

I. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. F/2000/1773 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/1773

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

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

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

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

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

THIS AGREEMENT is made the 15th day of February Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and BEAZER HOMES LIMITED whose registered office is at Persimmon House Fulford York YO19 4FE ("the Applicant") and ELSIE HENRIETTA PRITCHARD of 136 Reading Road Winnersh Berkshire ("the First Owner") and DOUGLAS THOMPSON of 173 Old Woosehill Lane Wokingham Berkshire ("the Second Owner") and GRAINSHIELD LIMITED of 101 London Street Reading Berkshire RG1 4QA ("Grainshield")

WHEREAS:

A. The Applicant is the registered proprietor of 173 Old Woosehill Lane Wokingham Berkshire being the land shown edged blue ("the Blue Land") on the plan attached and being registered under title number BK361540

B. The First Owner is the registered proprietor of the land shown edged red on the plan attached ("the Red Land") being the land registered under title number BK356214

C. The Second Owner is the registered proprietor of the land shown hatched black on the plan attached ("the Hatched Land") being part of the land comprised within title number BK356213

D. Grainshield has the benefit of various Option Agreements made between the First Owner and Grainshield and dated 29th May 1999, 5th August 1999, 22nd September 1999, 5th August 1999 and 10th February 2000 and the benefit of various Options made between the Second Owner and Grainshield dated 10th February 2000 and 12th February 2000

E. The Applicant has the benefit of an Agreement to assign the Options referred to in recital D above

F. The Red Land the Blue Land and the Hatched Land shall hereinafter be referred to collectively as "the Site"

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/WWI/8
EXT: 6526

TO: Basia Polnik, Planning
Land Charges
Financial Services (Julie Holland)
Sue Griffin, Planning
Education & Cultural Services
Highways
Tim Green, Leisure & Cultural Services

YOUR REF:

DATE: 19th February 2002

---

173 OLD WOOSEHILL LANE/136 READING ROAD, WOKINGHAM

Please note the completion of the above S.106 Agreement on 15th February. A copy is enclosed for your records.

Will the Planning Officer now issue the planning consent please.

M.M.

P.P. Edwina Farrell

Enc.

√plans to follow

DATED 15th February 2002

WOKINGHAM DISTRICT COUNCIL

and

BEAZER HOMES LIMITED

and

ELSIE HENRIETTA PRITCHARD

and

DOUGLAS THOMPSON

and

GRAINSHIELD LIMITED

AGREEMENT

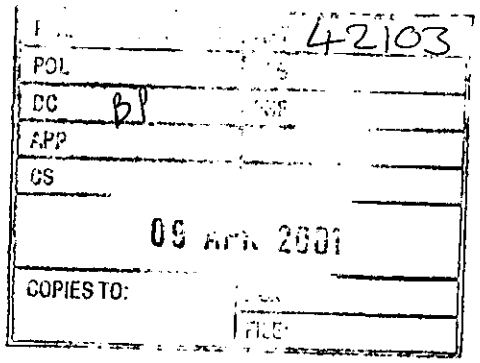
under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2000/173

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

106/WWI/8
ecmf/mm/S106 beazer homes

BroadwayMalyan
Architects & Designers

Mrs B.Polnick
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WQ



Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Ref: 8473/JLF

6th April 2001

Dear Sirs,

Application No. F/2000/1773
173 Old Woosehill Lane and 136 Reading Road, Wokingham

With reference to our recent telephone conversation, please find enclosed the following documents as requested: -

a) 6 copies of the site survey drawing No. 990071 – superseded by 990071 rec'd 20.4.01

b) 6 copies of the site layout drawing No. 8473/001G

We will shortly forward the information regarding the ridge heights of the existing properties requested by you. We would be grateful if you could now advice us of any further matters (if any) that you may require. We would also appreciate it, if you could give an indication as to when this application is likely to be put before the planning-sub committee for a decision.

Yours faithfully,

J.L.Fontenla
Broadway Malyan
Direct Line: 0118 930 7620

c.c. J.Regent. Persimmon Homes Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

BroadwayMalyan.com

PLANNING 32327
DC
APP
CS
27 JUL 2000
COPIES TO: ACK:
FILE:

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mr S Lewis
Wokingham District Council
Environmental Services Department
Planning Services
Shute End
Wokingham
Berkshire
RG40 1WQ

DHA/PCJ/8473

24 July 2000

Dear Sir

Application No. F/2000/1773
173 Old Woosehill Lane and 136 Reading Road, Wokingham

With reference to the above application, please find enclosed 6 no. copies of drawing 8471/01, Revision C, illustrating amended vision splays.

We should be grateful if you could incorporate this information in place of that previously submitted within the application currently being considered.

Should there be any queries, please contact either the writer, or the Highways Consultant, Alan Burns, on 01794 516125.

Otherwise, we look forward to receiving a favourable determination in due course.

Yours faithfully

DAVID ANDERSON
Associate Director

Direct Dial: 0118 930 7606
E-mail d.anderson@broadwaymalyan.com

Enc

Copy to: Mr Duncan Klitgaard – Beazer Homes (+ 3 copies of drawing)
Mr Alan Burns – Highways Consultant (+ 1 copy of drawing)

THE 1999 building AWARDS
FINALIST

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon & Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

www.BroadwayMalyan.com

Date: 02 May 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1773

Location: 173 Old Woosehill Lane & 136, Reading Road, Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access.

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Additional plan showing levels and existing ridge heights. Drawing no 990071.

Comments are required by 12/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

SUPERSEDED BY PLAN REC'D 8.6.01 showing ridge height of existing dwelling

(RING ONE)

1970

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

App No. F/2000/1773 (Planaps) / (Ludhouse) Date Rec. ~~9.4.01 and~~ 20.4.01

Location: 173 OLD WOOSEHILL LANE / 136 ARDING RD

Parish WOKINGHAM

Applicant: Beazer Homes

Description of attached plans Additional plan showing levels and existing ridge heights

Drawing No's: 990071

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses ☐

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 02.05.01.

Yellow - Part One Copy
Green - Officer's Copy

BroadwayMalyan
Architects & Designers

Ilex House, 10 High St, Theale
Reading, Berkshire RG7 5AN
T: +44 (0)118 932 3456
F: +44 (0)118 932 3461
E: Rdg@BroadwayMalyan.com

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref: 8473\JLF

18th April 2001

PLANNING SERVICES	42399
POL	TLS
DC BP	ENF
APP	
CS	
20 APR 2001	
COPIES TO:	ACK:
	FILE:

Dear Mrs Polnik

1773_D
ADDITIONAL PLAN

136 Reading Road, Wokingham

Further to our letter of the 6th April 2001, we now enclose six copies of site survey drawing No. 990071 with the eaves and ridge heights of the existing properties added as requested by you. – ridge height of existing property not shown

Yours sincerely,

JUAN L. FONTENLA
Broadway Malyan

Direct Line: 0118 930 7620

c.c. Jon Regent ~ Persimmon Homes (Thames Valley) Ltd.

Other Offices:
London, Manchester, Weybridge
Southampton, Lisbon, Madrid
& Johannesburg

Certified to ISO 9001

Broadway Malyan Limited
Registered in England No. 3540940
Registered Office: Woburn Hill, Addlestone
Weybridge, Surrey KT15 2QA

A list of Directors and Senior Staff is available from any office.

BroadwayMalyan.com

WOKINGHAM DISTRICT COUNCIL

58493

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/WWI/8
EXT: 6526

TO: Basia Polnik, Planning
Land Charges
Financial Services (Julie Holland)
Sue Griffin, Planning
Education & Cultural Services
Highways
Tim Green, Leisure & Cultural Services

YOUR REF:

DATE: 19th February 2002

---

173 OLD WOOSEHILL LANE/136 READING ROAD, WOKINGHAM

Please note the completion of the above S.106 Agreement on 15th February. A copy is enclosed for your records.

Will the Planning Officer now issue the planning consent please.

M.H.

p.p. Edwina Farrell

Enc.

DATED 15th February 2002

WOKINGHAM DISTRICT COUNCIL

and

BEAZER HOMES LIMITED

and

ELSIE HENRIETTA PRITCHARD

and

DOUGLAS THOMPSON

and

GRAINSHIELD LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2000/173

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

106/WWI/8
ecmf/mm/S106 beazer homes

THIS AGREEMENT is made the 15th day of February Two thousand and two BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and BEAZER HOMES LIMITED whose registered office is at Persimmon House Fulford York YO19 4FE ("the Applicant") and ELSIE HENRIETTA PRITCHARD of 136 Reading Road Winnersh Berkshire ("the First Owner") and DOUGLAS THOMPSON of 173 Old Woosehill Lane Wokingham Berkshire ("the Second Owner") and GRAINSHIELD LIMITED of 101 London Street Reading Berkshire RG1 4QA ("Grainshield")

WHEREAS:

A. The Applicant is the registered proprietor of 173 Old Woosehill Lane Wokingham Berkshire being the land shown edged blue ("the Blue Land") on the plan attached and being registered under title number BK361540

B. The First Owner is the registered proprietor of the land shown edged red on the plan attached ("the Red Land") being the land registered under title number BK356214

C. The Second Owner is the registered proprietor of the land shown hatched black on the plan attached ("the Hatched Land") being part of the land comprised within title number BK356213

D. Grainshield has the benefit of various Option Agreements made between the First Owner and Grainshield and dated 29th May 1999, 5th August 1999, 22nd September 1999, 5th August 1999 and 10th February 2000 and the benefit of various Options made between the Second Owner and Grainshield dated 10th February 2000 and 12th February 2000

E. The Applicant has the benefit of an Agreement to assign the Options referred to in recital D above

F. The Red Land the Blue Land and the Hatched Land shall hereinafter be referred to collectively as "the Site"

G. On the Twenty-fourth day of May Two thousand the Applicant made an application for planning permission under application number F/2000/1773 ("Application No.") for permission to develop the site by the construction of twenty-two flats and two houses together with associated car parking and access ("the Development")

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

I. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application No. F/2000/1773 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/1773

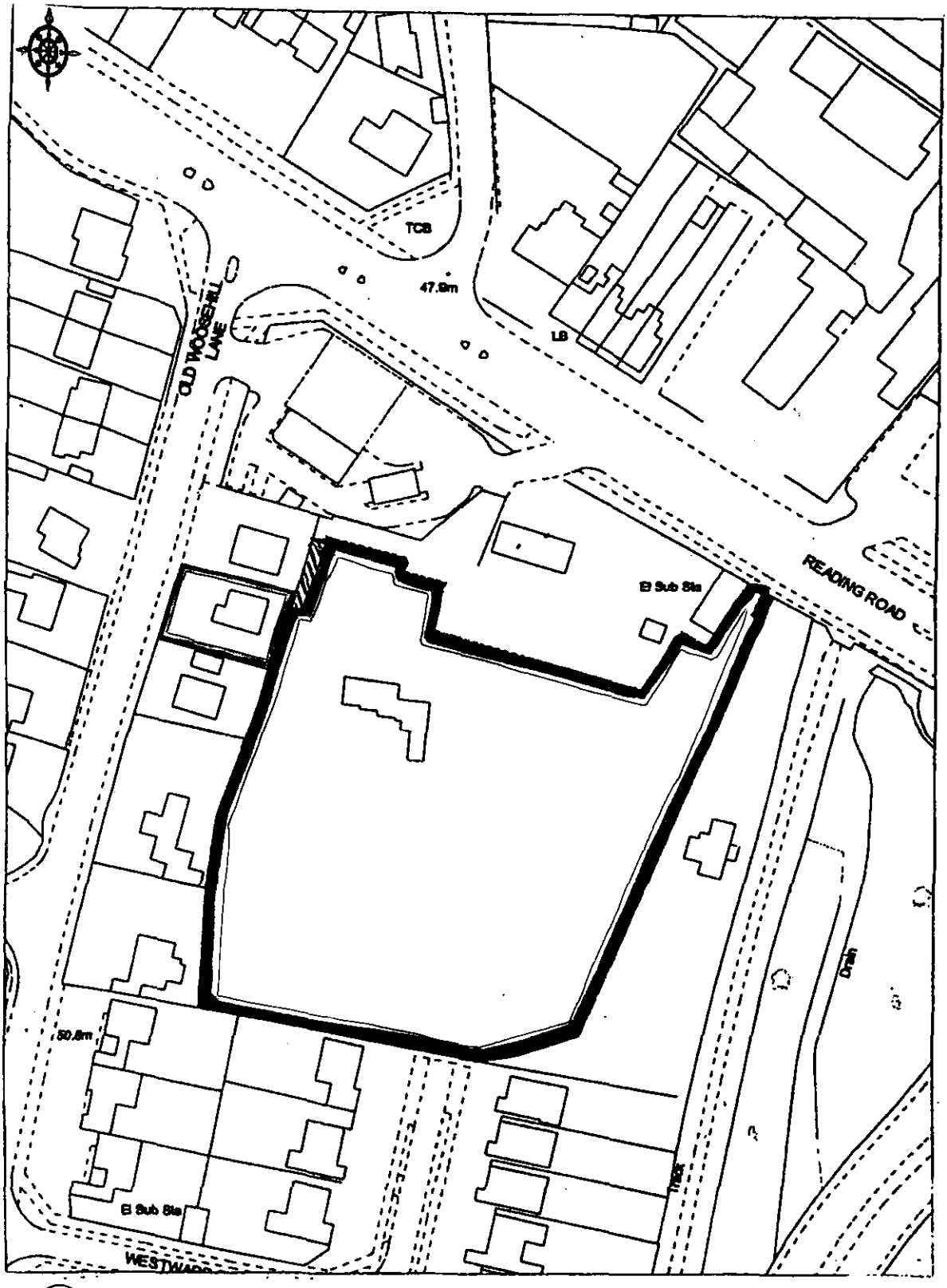
J. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise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

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

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

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

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



14993

FILED PLAN
H.M. LAND
WK
7199
REGISTRY

title plan on 16 January 2002 at 12:57:17. It may be subject to minor distortions in scale.
Act 1925, this copy is admissable in evidence to the same extent as the original.

ter District Land Registry.
MLR. Further reproduction in whole or part is prohibited without the prior written permission of Ordnance Survey. Licence Number GD272728.

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

4.1 to pay to the Council on the commencement of the Development:

4.1.1 the sum of THIRTY THOUSAND POUNDS (£30,000) to be used by the Council towards local sustainable transport initiatives and/or traffic management schemes within the locality ("the Highway Contribution")

4.1.2 the sum of FIVE THOUSAND POUNDS (£5,000) to be used towards the upgrading of play facilities at the Sirius Close play area ("the Play Area Contribution")

4.1.3 the sum of THIRTY FOUR THOUSAND FIVE HUNDRED AND TWENTY TWO POUNDS (£34,522) to be used towards Primary School provisions in the locality ("the Primary School Contribution")

4.2 to pay to the Council a sum equivalent to the Highway Contribution the Primary School Contribution and the Play Area Contribution ("the Contributions") increased by such proportion as the figures show in the Index of Retail Prices [All Items] published by or on behalf of HM Government in respect of the month and year when the agreement is executed bears to the figures shown in the said index last published on the date on which the contributions shall actually have been received by the Council PROVIDED THAT in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be that which would have been applicable on the month and the year when the agreement is executed if the said reference base figure had not been changed

4.3 prior to the commencement of any part of the Development to carry out and complete at its own expense the traffic calming measures as illustrated on Parkman drawing number 52300-B-001 Rev A annexed hereto

4.4 to pay the Council's reasonable legal fees of TWO HUNDRED POUNDS (£200) for the preparation of this Agreement on the date hereof

5. The Council covenants with the Applicant as follows:

5.1 to issue to the Applicant the Planning Permission in the form attached within five working days of completion of this Agreement

5.2 to repay to the Applicant the Contributions (indexed in accordance with clause 4.2 for the period from the date of payment until the date of repayment) if such Contributions are not utilised for the purposes set out in clause 4.1 hereof within five years from the date of this Agreement

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

6.1 The expression "the Applicant" and "the First Owner" and "the Second Owner" and "Grainshield" and "the Council" shall include their respective successors in title and assigns

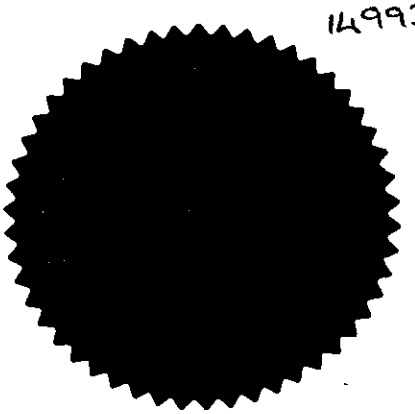
6.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

6.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

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

14993

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



T. E[illegible]
Solicitor

AS A DEED

EXECUTED ~~(but not delivered) until the date hereof by~~ BEAZER HOMES LIMITED
~~by the affixing of the Common Seal in the presence of:~~
ACTING BY ITS ATTORNEYS

RICHARD WRIGHT
~~Director~~

N. BLOOMFIELD
~~Secretary~~

WITNESS SIGNATURE: C Ford
NAME: C FORD
ADDRESS: 5 HEATHFIELD RISE RUISLIP HA4 7NF
OCCUPATION: SECRETARY

SIGNED AS A DEED
by ELSIE HENRIETTA PRITCHARD
in the presence of:

Independent Witness's Signature:

Name: P. J. McCall

Address: [illegible]

Occupation: [illegible]

SIGNED AS A DEED by
DOUGLAS THOMPSON
in the presence of:

Independent Witness's Signature:

Name:

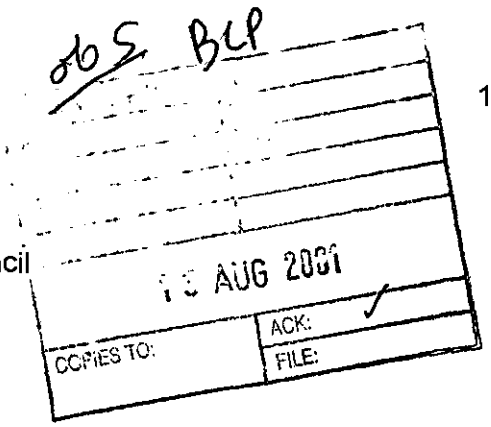
Address:

Occupation:

SIGNED AS A DEED by
GRAINSHIELD LIMITED
acting by two Directors or a
Director and Company Secretary:

DIRECTOR

DIRECTOR COMPANY SECRETARY



161 Old Woosehill Lane
Wokingham, Berks
RG41 3HR

8 August 2001

Wokingham District Council
Planning Department
Shute End
Wokingham RG40 1WH

Dear Sir/Madam,

Re: Application No. F/2000/1773 Beazer Homes
136 Reading Rd and 173 Old Woosehill Lane

I am writing in respect of the Development Control Committee Meeting which took place on 1 August 2001 at your WDC offices, regarding the above.

As a resident of Old Woosehill Lane, I wish to make some points which I consider relevant:-

- The above application and traffic calming measures in Old Woosehill Lane (OWL) have become confused. It is well documented that OWL has a rat run and speeding problem, going back at least eight years. At no time has this problem been addressed by WDC. It is therefore the residents of OWL only option to again bring this problem to the attention of the Committee at times of planning applications effecting OWL.

- The majority (including myself) of residents in OWL are not against the planning application in theory but are worried by the exacerbation of a situation which is totally out of hand.

- The traffic calming measures currently put forward in drawing no. 229332-20-OA-03 do not cover the problems of rat running and speed violitions inasmuch as this problem is at its worst between the junction of Chestnut Avenue and the spine road near Safeways. In fact once traffic driving down OWL from the spine road towards Reading Rd approach the Cheshnut Avenue junction, if anything they decrease their speed in readiness to stop at the end of OWL and the junction of Reading Road.

- I believe any consultations with residents regarding traffic calming measures must be with the residents of OWL only, not to include residents in the local vicinity as in my experience it is these residents, primarily Westward Road, Chestnut Avenue and roads off and Safeway customers who are the main culprits of rat running and speeding. Indeed at times, vehicles turning right out of Chestnut Avenue into OWL can be heard by the "squealing" of their tyres long before they are on the straight by which time their speeds are in excess of 50 mph. Likewise with residents of Westward Road who have a large number of young drivers who, again, are totally disrespectful of the speed limit of 30 mph in a residential area.

  I believe Mr Malvern conducted a survey of residents in the locality of OWL and the overriding majority did not want any changes. Of course they didn't! They are the main culprits of speeding and rat running and it suits them very nicely to abuse OWL inasmuch as it alleviates the necessity to travel down the spine road to the roundabout, turn left towards Reading along Reading Road and possibly

have to have the inconvenience of stopping at the traffic lights!

- A member of the Committee mentioned on 1 August that he had visited OWL around 6pm that evening and did not consider that there was a problem. Perhaps everyone was at home having their supper! He may like to visit OWL during the evenings or primarily on a Saturday or Sunday morning or indeed any morning between 7.30am – 9.00am. I am sure he will be horrified by the problem and be more appreciative of our concerns; squealing of tyres, engine noise and vast amounts of traffic which WDC is currently supporting.

- I believe WDC prides itself on the traffic calming measures in the District itself, highlighted by the number of "Kill Your Speed" signs and speed cameras in and around Wokingham. It is therefore totally incomprehensible to me that a residential road with a 30 mph speed limit which is well known and documented to have a speeding and traffic problem, not to even had any consideration within your or the Highways Department.
  OWL has many cyclists travelling to and from The Holt and Forest Schools. Surely, if nothing else, consideration must be given to their safety. Are "near misses" considered or does someone have to be killed first?

- In conclusion, if nothing is done to alleviate this problem, I can only assume it is because the local councillors are putting the majority of their electorate before the welfare of the few. It makes one wonder if this situation would have been allowed to deteriorate had a councillor lived in OWL. A cynical view but one that must be considered.

Finally, I consider that the three collective minutes allowed members of the public to speak at these meetings to be an unfair, unjust and an undemocratic procedure. This particular application underwent discussion for 50 minutes by the Committee on 1 August and at no time were members of the public allowed to question or comment on these discussions at that time, a totally undemocratic way of conducting a meeting. Members of the public are just left feeling frustrated and unrepresented.

In conclusion, I hope for myself, fellow residents of OWL and faith in the WDC and local electorate system, that we are not, yet again, forgotten.

Yours faithfully,

S R Runeckles
(Mrs)

c.c. Mr K A Malvern
Highways Dept., WDC

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES

MEMORANDUM

From: Basia Polnik
(Development Control)

To: Edwina Field (Legal Services)

My Ref: BP/F/2001/1773

Your Ref:

Date: 14 September 2001

PROPOSED DEVELOPMENT AT 136 READING ROAD & 173 OLD WOOSEHILL LANE , WOKINGHAM

The above-mentioned planning application was considered at the Development Control Committee on 1st August 2001 when it was resolved to grant planning permission subject to a s106 agreement to secure highway improvements or a financial contribution in lieu at the discretion of the LPA, £5,000 upgrading of facities at Sirius Close play area, £34,522 towards the primary school sector and £30,000 towards local sustainable transport initiatives and or local traffic management/safety schemes.

I attach the following documents and would be grateful if you could prepare a s106 agreement:

- application forms
- s66 certificate
- site plan showing red line
- draft decision notice
- letter confirming agreement to contribution
- letter dated 20.8.01 from Persimmon Homes with details of their solicitor

Basia Polnik

PLANNING SERVICES | RET 3208
POL
DI
S
21 JUL 2000
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/1773

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access.

Site Address: 173 Old Woosehill Lane & 136 Reading Road, Wokingham.

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

Your observations are required in respect of this application by **21/07/2000**

At their meeting on 18 July 2000, the Planning & Transportation Committee resolved to make the following observations:

- **Provision for residents parking is insufficient – only 24 marked spaces for 22 flats.**
- **There were concerns over the impact that the extra vehicle movements from this development would have on the amount of traffic in Old Woosehill Lane, where there is an existing 'rat- running' problem.**

Comment
A suggestion was made that the 'rat running' problem on Old Woosehill Lane could be solved by preventing left turns into Old Woosehill Lane from the Spine Road.

SIGNED: _____ **DATE:** 20/07/00

CLERK TO Wokingham Town Council

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1773

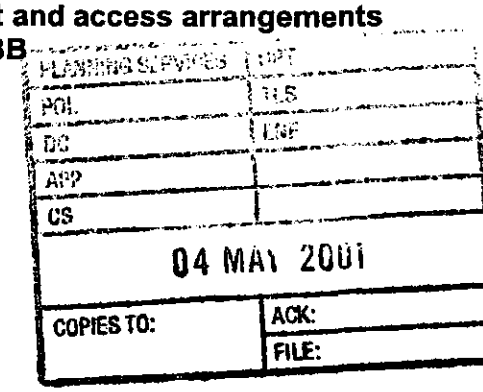
Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings, car parking, binstores and new access

Site Address: 173 Old Woosehill Lane & 136 Reading Road , Wokingham

Applicant: Beazer Homes Ltd C/O Broadway Malyan Ltd

Your observations are required in respect of this application **by 04/04/01**

No objection to new plans showing revised layout and access arrangements Drawing nos 8473.001G & 8473.0003B



SIGNED: _____ **DATE:** 01/05/01

CLERK TO Wokingham Town Council

C. Impact on amenities of neighbouring occupiers

Revised plans received 6.6.01 show the deletion of the balconies to the 2 "villa" properties located at the entrance to the site and plans received 3.7.01 show the "villa" property behind 175 Old Woosehill Lane resited further from this property, the deletion of the conservatory and the relocation and replacement of the double garage with a single garage. The distance between the windows in the rear elevation of this proposed house and the rear of 175 Old Woosehill Lane has now been increased to 20.5m which is considered acceptable. In the case of the new dwelling to the rear of 171 Old Woosehill Lane the distance would be 14m and as the relationship would be side to rear this is considered acceptable.

The existing trees along the rear boundary would be retained to provide screening and a condition is proposed restricting additional windows in the first floor level of the side elevation and obscure glazing to the ensuite bathroom. With regard to other adjoining properties, due to the design of the development and the relationship with these properties the amenities of the occupiers of these properties would not be adversely affected.

Whilst it is acknowledged that there would be an increase in noise and disturbance by virtue of the proposed access being located between Nos. 171 and 175 Old Woosehill Lane it is not considered that the amenities of adjoining occupiers would be so adversely affected as to warrant refusal on these grounds.

D. Services, amenities and infrastructure requirements

Development plan policies require that development proposals would be expected to have some regard to existing levels of services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to be as a consequence of the development and directly related. All contributions need to meet the relevant tests as laid down in Circular 1/97 on Planning Obligations.

In this case the proposal would result in a net increase of 22 dwellings. In view of this off-site provision of public open space/play area, the applicant has agreed to a contribution of £5,000 to upgrade facilities at Sirius Close play area and a contribution of £34,522 has been offered towards primary school sector. Both these are considered appropriate and acceptable. There is no requirement for social housing as the proposal is for less than 25 dwellings/1 hectare.

Highway infrastructure is dealt with in paragraph F.

E. Housing mix and density

The proposal would comprise the following:

2 bed x	21	87%
3 bed x	1	5%
4 bed x	2	8%
Total	24	

The majority (87%) of the development would comprise smaller units which is considered acceptable in this location. In terms of density, the existing

density of development would be increased from 2.4 dwellings per hectare to 28.9 dwellings per hectare. Bearing in mind the need to retain trees on site, the proposed density is considered acceptable and the proposal would result in good use of existing urban land.

F. Highway issues
A total of 33 parking spaces would be provided on-site which equates to 1.5 per flat. Adequate on-site parking would also be provided for the 2 dwellings.

The applicant has also agreed to carry out highway improvement works along part of Old Woosehill Lane, between its junctions with Reading Road and Chestnut Avenue. As a result of these works, speeds would be reduced and visibility would be increased to a point where the previous highway concern is no longer applicable and the access to the development would accord with the appropriate standards. In addition the developer has also agreed to a financial contribution of £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality.

G. Concerns of the Town Council and residents
The concerns of the Town Council and residents have been noted. Issues relating to highway safety, trees, character of area, overlooking, adequacy of on-site parking, impact of proposed building have been dealt with above. Devaluation of properties is not a planning matter. In terms of security, the Crime Prevention Design Officer has no objection in principle subject to secure fencing adjoining Westward Road. It is proposed that details of boundary treatment will be dealt with by condition. The existing trees and vegetation including a 4m buffer to the pond would provide a habitat for wildlife.

A condition is also proposed relating to surface water control measures as suggested by the Environment Agency who will be consulted on these details. With regard to risk of subsidence, details of foundations would be dealt with under Building Regulations.

5. **Conclusion** – The proposed development would result in good use of this site which is located close to facilities in Woosehill and a bus route. The design and relationship is considered acceptable in terms of the streetscene and adjoining occupiers. The majority of the trees which contribute to the character of the site would be retained. Whilst it would result in an increase in traffic in Old Woosehill Lane no highway objection is raised.

6. **Recommendation** – GRANT planning permission subject to S106 agreement to secure highway improvements, £5,000 towards upgrading of facilities at Sirius Close play area, £34,522 towards primary school sector and £30,000 towards local sustainable transport initiatives and/or traffic management schemes within the locality, and the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in

writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. 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.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

6. 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.

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) no additional windows or similar openings shall be constructed in the first floor or above in the west elevation of the villa dwelling located to the rear of 171 Old Woosehill Lane hereby permitted except for any which may be shown on the approved drawing(s).

8. The first floor en-suite windows in both side elevations of the two villa dwellings hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

9. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

10. 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 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

13. The dwellings hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

14. No restrictions shall be made at any time on the use of the car parking spaces shown on the approved plans by occupiers of, or visitors to, any of the buildings hereby permitted.

15. Before any other part of the development hereby permitted is commenced, the proposed vehicular access shall be formed and provided with visibility splays of 2.4m x70m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

16. The dwellings shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

17. Notwithstanding the plans submitted, no dwelling shall be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.

18. The existing vehicular access onto the Reading Road to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.

19. No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood.

20. 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.

21. A buffer zone 4 metres wide alongside the pond and ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

22. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.

Reasons:

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

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

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

4. & 5. In the interests of visual amenity.

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

7 & 8. To safeguard the residential amenities of the occupiers of neighbouring properties.

9. To ensure that satisfactory provision is made, in the interests of amenity.

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

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

12.,15.,16. &18. In the interests of highway safety and convenience.

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

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

17. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

19. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

21. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

22. To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

INFORMATIVES

1. This permission relates to the application as amended with revised plans submitted to the Local Planing Authority on 6th June 2001 and 3rd July 2001 and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policies EN1, LD6 and H9
   South East Area Local Plan Policies STV1, SBE1, SBE2, SPS1, SH8
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WBE11, WBE12, WH6

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

5. Culverting of a watercourse requires the prior written approval on the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

6. 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.

7. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does not authorise the construction of such an access.

Basia Polnik

PLANNING SERVICES	HPT
POL	TLS
DC	EDP
APP	
CS 055	
31 AUG 2000	
TO/CNTS TO:	FILE

6, Westward Rd.
Wokingham
Berks
RG41 3HU

F/2000/1773

Dear Sir/Madam,

We have viewed the plans for the development of the land at the end of Westward Rd. with access to Old Wosehill Lane (Sorry I have not got the application no).

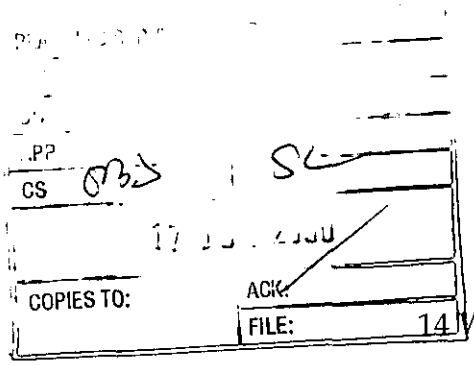
We are writing in support of this plan. The access from Old Wosehill Lane will certainly enhance the road & the plan showing the preservation of the trees is well thought out. I am sure that the finished flats will be a very good asset to the area, & not detrimental

To the existing properties around or to the bank of trees.

Yours faithfully

M. Darlison

p.p. Dr & Mrs M. DARLISON



14 Westward Road,
Wokingham,
Berks.
RG 41 3HU

14th July 2000

Dear Sirs,

RE : APPLICATION NUMBER F/2000/1773 - 173 OLD WOOSHILL LANE

I refer to your letter of the 27th June 2000 regarding the proposed development as above.

I would advise that we have had a look at the plans and have no objections to these in principle **providing** the existing tree barrier between the end of our road and the new development is not to be touched as one this will provide a screen preventing the new development having the ability to see into our rear gardens. Also I believe that most of the trees are actually listed. The plans appear to confirm that none of the existing trees are to be removed but if this is not correct then we would object very strongly.

Yours faithfully,

Yours faithfully,

Anne B Woods (Mrs)

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0835	
18 JUL 2000	
COPIES TO:	ACK:
	FILE:

171 Old Woosehill Lane
Wokingham
RG41 3HR

Environmental services Department
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

July 16th 2000

Dear Sirs

RE: Planning Application Number F/2000/1773

With reference to the proposed development of 173 Old Woosehill Lane and 136 Reading Road, Wokingham I comment as follows.

In relation the impact on my home I wish the following to be taken into consideration:-

- As a single parent living adjacent to the proposed access I would feel my security somewhat threatened on the boundaries I share with 173 Old Woosehill Lane and 136 Reading Road. The dense trees at the rear of my property present good cover for any prospective intruders and the fencing to both boundaries is insubstantial. Having been the subject of vandalism to my front fence on three occasions in six years, one of which resulted in criminal proceedings, I would wish to be consulted on the suitability of boundary materials that are proposed.
- The cobbled area to the entrance of the development is a matter of a few meters from my bedroom window and this I feel would create a noise disturbance at unreasonable hours, for example refuse collections are presently early mornings, and late on in the evenings particularly weekends when undoubtedly the younger generation whom I believe the developed is aimed at, will be enjoying a far later social life than myself.
- The far greater follow of traffic into and out of the development, some 216 vehicles (8 to 9 vehicle movements per dwelling per day), averaging one car every four and a half minutes (assuming the hours of traffic movement to be between 8am and 12midnight) driving at the side of my house does nothing to maintain the relative peacefulness of my garden.
- The first floor balcony to the house on the southern side of the proposed development is in direct line of my rear garden. Although it may be, that the level of the house is considerably lower than my property and there is a good screening of trees(deciduous) I would like to be assured that my privacy is not jeopardised.
- The demolition of 173 Old Woosehill Lane would create a vast gap in the present vista from the sunniest part of my garden where we tend to relax. My present privacy would be jeopardised with the removal of the dwelling and the dense planting surrounding it.

- There are two squirrels and one robin who are now "tame" enough to visit my garden and appear not to be frightened by my presence in the garden.. I would hate to see this equilibrium disturbed.

From a general perspective I would like consideration given to the following:

- The trees at the rear of my garden (but part of the land to 136 Reading Road) have been pruned indiscriminately over the last ten plus years. So much so that they fight to survive. One of them in particular looks very unstable particularly during windy weather. I believe there is no Order attached to them but I would hope that some investigation proceeds to ensure that the root systems of these trees would stand the excavations for the foundations of the proposed garage and house immediately to the East of them. I would also like to ensure that in future years they are pruned carefully to ensure that they have every chance of surviving. (This of course would relate to the point above regarding the balcony of the proposed house at the rear of my garden).
- The trees and undergrowth on the site are dense and provide the habitat for an abundance of wild life, unthreatened for years by excessive exposure to humans. The building works alone could severely endanger the homes and survival of these creatures. Should they survive the building works and re-establish themselves in their old habitats, how long would they survive when they and their environment is accessible not only to the residents of the proposed flats but also the whole, far reaching neighbourhood? (See my comment above re vandalism) Or is there to be some control on the access to the development?
- **TRAFFIC**. A few weeks prior to receiving the Planning Proposal letter, the residents of Old Woosehill Lane and roads adjoining it received a questionnaire from our local Councillors regarding the traffic issues evident in Old Woosehill Lane. Although many residents felt that nothing should be done, 44% (I don't know how many this related to) recognised there was an issue to be addressed and it was suggested that there should be no entry from Woosehill spine road into Old Woosehill Lane. Where as this might be the answer then I see many areas for concern if this proposal were to materialise.
  Please consider:

1. *At present the majority of the populate at the Northern end of Old Woosehill Lane are mainly retired and infrequent and certainly not regular car uses.*
2. *Traffic from the Spine Road using Old Woosehill Lane to gain access to the Reading Road, avoiding the Woosehill roundabout, tend to further detour down Chestnut Avenue, Walter Road and Simons Lane.*
   Thus at present the end of Old Woosehill Lane near the development has relatively little "outgoing" traffic.
3. *Cars are parked at the Northern end of Old Woosehill Lane regularly during the week allowing the drivers to catch the bus from the stop at the end of the lane or for using the nearby amenities.*
   This causes little concern as things stand at present.
4. *There have been times when traffic exiting the Shell garage into Old Woosehill Lane have been unaware of the traffic making either a left or more frequently a right turn from the Reading Road.*
5. *I have observed near traffic accidents when vehicles turning right onto the Reading Road from Old Woosehill Lane have not been aware of vehicles turning right into Old Woosehill Lane from the Reading Road.*

Thus the potential for traffic accidents at the junction of Old Woosehill Lane with the Reading Road will increase with the estimated extra 216 traffic movements per day from the proposed development.

6. *Pedestrian use of the Northern end of Old Woosehill Lane is extremely high. It being a common route for school children for the Holt and Emmbrook schools - a very convenient short cut for the children of the North Way area of the Woosehill Housing Estate, Walter Road and the other end of Old Woosehill Lane - all family housing. We are all well aware of the parking problems around schools and are not Parkman acting as consultants for W D C to look into ways of alleviating parking around schools? We then must ensure that our children are safe when walking to schools. The exit road from the proposed development forms part of the direct route all of these children use. I know - I exit my driveway at the time they are sauntering (as they do) across it. I can imagine residents of the flats anxious to get to work and school children ambling to school (there is little traffic on this stretch of road for them to think about at present) and both groups oblivious of the other.*

   Therefore this is an issue that must be addressed.

7. ***The Woosehill Roundabout.*** *This roundabout is a "feeder" roundabout. Traffic from Emmbrook Road can not turn right into the Reading Road so is directed towards the Woosehill Roundabout. The same situation occurs at the junction of the Oxford Road with the Reading Road. Although this would seem to have little bearing on the proposed development there is a link. The Woosehill Roundabout takes a lot of traffic - more so since the re routing of traffic from the Oxford and Emmbrook Roads. If controlling traffic at the Northern end of Old Woosehill Lane (which would seem a necessity if the proposal agreed) or putting a No Entry sign at the Spine Road end there would be further use of the Roundabout being used to direct traffic. At morning peak times there is an intolerable amount of traffic congestion here already, and with the development, whatever traffic scheme be operated in Old Woosehill Lane this will have a greater impact on the congestion at this roundabout.*

   I would like to see a well thought out long term plan being put into operation that will take into account the extra volume of traffic should the proposal go ahead.

I have lived in Wokingham for ten years and have made it my home. I am not against change and was aware when I moved to Old Woosehill Lane there could be a major development at the back of my home.

I believe Beaver Homes Ltd to sensitive to this particular area, wish to be aware of the residents reactions to their plans, help to fulfil Wokingham's quota of providing affordable housing (very debatable who it will be affordable to!) and look carefully at the impact this development will have on the traffic issues already prevailing in the area. I hope that my initial impressions of Beaver Homes from my contact with one of their representatives, regarding the development, are not misplaced.

Yours sincerely

Anne Trelfa

MRS F. CHILD
4 ASTLEY CLOSE
WOKINGHAM
RG 41 3HS

17.3.01

BP
OBS
2
COPIES TO:

Planning Dept
Shute End
Wokingham.

re Application No. F/2000/1773.

Dear Mrs Poinick

Thank you for the notice of the above application for 173 Old Wokingham Road & 136 Reading Road, to demolish existing dwellings and build 22 flats, 2 dwellings, car parking bin stores & new access.

I must object to this on grounds of extra traffic on the already overburdened Reading Road, and roundabout to Woosehill. It would mean yet another obstacle to the free flow of traffic to Reading, and Winnersh. I use the buses frequently, and feel they have enough difficulties already without more.

Yours truly

F Mc Child

Peter L Harms

17 Westward Road, WOKINGHAM, Berks. RG41 3HU. ☎: 0118 978 2709

E-mail: peterharms@onetel.net.uk

Mrs B Polnik
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

18 March 2001

BP

Application No: Mrs B Polnik/ F/2000/1773

Obs

COPIED TO:

FILE:

Dear Madam,

Proposed Development at 136 Reading Road and 173 Old Woosehill Lane

Further to your recent letter concerning the modifications to the proposal, my main concern is the site drainage as pointed out in my letter of the 7 July 2000 and my recent one dated 21 February.

I note that the developers acknowledge the pond is in fact larger than shown on the original plan. Due to the extreme rainfall that the area (and the country) has experienced over recent months, this has grown to almost lake proportions. If you have not already done so, I urge you to observe in its present state. I am available at home most days if you wish to discuss this particular point on site. In addition, during a recent heavy downpour, the surface water system could not cope and the surface water manhole in the garden of No 19 Westward Road was overflowing to a considerable degree. This property is adjacent to the rear boundary of the proposed development. A WDC representative who called at the time to deal with the problem observed that the surface water drained into the pond area.

It has being discovered in other parts of the country that development has caused shifts in surface water drainage patterns leading to flooding. One could argue that this spell of wet weather has been exceptional but if it has happened once, it could easily happen again, particularly with concerns over global warming. If then further development causes drainage problems, our properties could be put at risk and should be very carefully considered as part of the overall assessment of the development. The area is approaching one of the lowest parts of the local region being near the Emmbrook River. One only has to look at the Profile of the A329 Reading Road to appreciate this point.

I also note that the woodland walkways have been removed which has my agreement. It would be my wish to maintain the rural aspect of this part of the site and to encourage the existing wildlife to remain. In order to discourage pedestrian access from the new site into Westward Road, I would like the developers to construct some form of substantial wire fence/hedge at that boundary. The current boundary has served for a number of years but with the population increase when the new development is completed and improvement is desirable. There is also a security aspect and I am also aware that this boundary is a "ransom strip" owned by the original developers of Westward Road.

I have no views on the revised sight lines and access arrangements. I am available at home most days if you wish to discuss any of the above points on site.

Yours faithfully,

P. L. Harms

155 Old Woosehill Lane
Wokingham
Berks
RG41 3HR
21st March 2001

To: Mrs B Polnik
Planning Dept.
Wokingham District Council

Dear Mrs Polnik,

Application Number F/2000/1773

I refer to the letter from Mr Mitchell dated 14th March informing me that a revised application has been submitted for a proposed development at the site address of 173 Old Woosehill Lane & 136 Reading Road. I do not know the reasons for the rejection of the original proposal but I do believe that rejection was a proper decision. I have studied the revised plans which differ only marginally from the original hence my reason for again objecting to this proposal. My reasons for objecting to the proposal are much the same as those in the text of my letter dated 4th July 2000, a copy of which is enclosed. I want to stress the main points.

1 TRAFFIC

a)There would be excessive queueing of traffic exiting into Reading Road. I know that there is a report from the traffic consultants-Burns. This would have been meaningful if Burns had introduced some 20 cars daily in the 8am/8.30am period for at least a 2 week period in an attempt to create a realistic situation. I suspect that they did not do so.

b)The potential hazards to pedestrians still exist. The amendment of widening the pavement by some 18 inches will not make any difference. It is also noted that there is a proposed mini one-way system into the site between the inside of the pavement and the first of the proposed buildings. This would have no bearing on the problems that would occur on Old Woosehill Lane.

2 DENSITY OF HOUSING

There is no change to my comment made in my earlier letter.
Old Woosehill Lane is within an area of low density housing and a high density development would greatly alter the character of the area.

Yours sincerely

J G Mulvie

BP
CNS
CO: ES I D:

155 Old Woosehill Lane
Wokingham
Berks
RG41 3HR
4th July 2000

To: Mr John Mitchell
Development Control Manager
Wokingham District Council

PLANNING APPLICATION F/2000/1773

I refer to the above planning application to which I am making a strong objection. My reasons are as follows.

1. TRAFFIC.

The plans for this proposed development show that the resultant traffic would access Old Woosehill Lane very close to its junction with Reading Road. At peak times the inevitable additional traffic entering / leaving Reading Road would be severely queued and this would be the ideal recipe for an accident black spot.

I have read the letter from the transport consultant - Burns. I cannot challange their statistics but I do challange their conclusions. The third paragraph of their letter dated 15th June stresses that there is nil queueing around 7 a.m. This is hardly the time that one would expect to see queueing and I take the view that this paragraph is irrelevant. Burns does show that there is some queuing at busier periods but fails to point out that such queues would be considerably greater(by some 15 cars) if this application was to succeed

There is also the consideration of pedestrian traffic. As you will be aware a large number of schoolchildren use Old Woosehill Lane when travelling to and from the Embrook and Holt schools. No doubt this was one of the prime reasons for the installation of the pedestrian crossing on Reading Road adjacent to the Shell garage. It would be quite a contrary move to follow the safety measure of the pedestrian crossing with the installation of a traffic hazard.

2. DENSITY OF HOUSING.

Old Woosehill Lane and the surrounding area is an area of low density housing and the proposed development of high density housing would greatly alter the character of the area

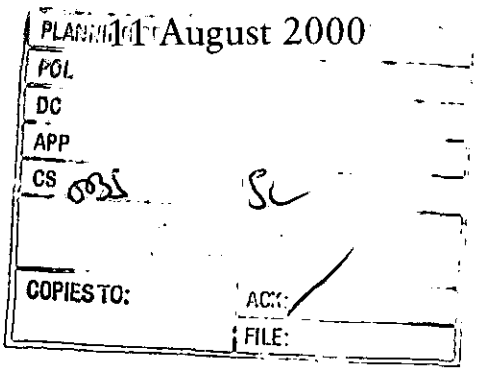
There is one general comment that I must make. I received information on this proposal via a printed hand delivered note This note indicated that the deadline for objections was 18th July although one of your colleagues in the planning department said that the deadline was 21st July. These are of course weekend dates. I am informed that your office contacted the residents on the periphery of the proposal direct. However local residents would expect to see the display of a red planning notice. I would assume that the display of such a notice is mandatory and it should allow 3 weeks lead time for the submission of objections. Please be informed that as of 4th July no such notice is being displayed.

yours sincerely

J G Mulvie

47 Chestnut Avenue Wokingham BERKS RG41 3HW
tel (0118) 978 1430 fax (0118) 961 9434
email: jlb@etpl.co.uk

11 August 2000



Mr.Simon Lewis
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WH

Dear Mr. Lewis,

Planning Application F2000/1773

I write to express my objection to the above planning application on the following grounds:

- Increased traffic flow into a residential road (Old Woosehill Lane) which is supposed to be part of a safe cycle route.

- Proximity to a dangerous junction with Reading Road where there are frequent problems with traffic turning right from the A329 from Reading and other traffic attempting to turn right from Old Woosehill Lane. The junction is further compromised by the exit from the garage, the pelican crossing and the turning into Emmbrook as well as the regular tailbacks on the Reading Road.

- A block of flats is an inappropriate development in this desirable residential area of detached houses.

Yours sincerely,

Joanna L. Brown

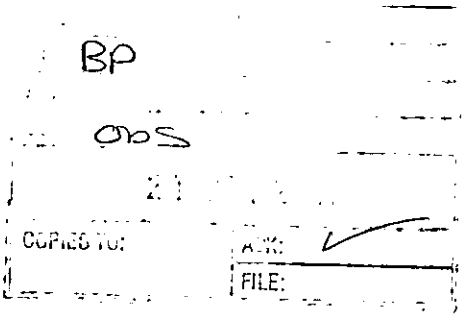
Joanna. L. Brown. (Mrs)

Copy to Clirs. Tina Marinos, Keith Malvern.

161 Old Woosehill Lane
Wokingham, Berks
RG41 3HR

20 March 2001-03-20

Mrs B Polnik
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham, Berks
RG40 1WR



Dear Mrs Polnik

Application Number F/2001/773

Having viewed the plans for the above development, I have no objection in theory to these plans.

However, as a resident of Old Woosehill Lane, I do have concerns regarding the amount of traffic in the above mentioned road.

Old Woosehill Lane has been developed over the years from a quiet Lane to a residential road to an access road for off lying housing developments.

The vast majority of vehicles travelling down Old Woosehill Lane, travel at speeds exceeding the 30mph speed limit which is not only is a hazard to pedestrians and residents but is a noise pollutant.

The main culprits seems to be car owners accessing Old Woosehill Lane from the spine road opposite Safeways who thereby negate the need to stop at the pedestrian cross in Reading Road and residents in the off lying roads of Chestnut Avenue. The latter residents using this route to avoid Simons Lane and thereby having to turn right, crossing two lanes of traffic in Reading Road.

Old Woosehill Lane is the only road in Wokingham that I know of which is used as a short cut without traffic calming measures; I am thinking of Embrook, Oxford Road and the estate off and Chatsworth Avenue and road off.

My concern is that the properties in Old Woosehill Lane could be devalued if it is perceived that this road is becoming a main contributory road with vast amounts of traffic. The proposed development can only exacerbate this problem.

It would be appreciated if thought could be given to this.

Yours sincerely,

Mrs Sandra Runeckles

c.c. Highways Inspectors, WDC

PLANNING SERVICES	HPT 32292
POL	TLS
DC	ENF
APP	
CS	
26 JUL 2000	
COPIES TO:	ACK:
	FILE:

x2

Mr K A Malvern
98 Woosehill Lane
Wokingham
Berks
RG41 2TS

24.7.00

Dear Simon Lewis,

Application number F/2000/1773

As mentioned today – copies of letters I've received about the above application.

Yours sincerely,

Keith Malvern

Keith Malvern (District Councillor, Emmbrook)

161 Old Woosehill Lane
Wokingham, Berks
RG41 3HR
0118 9775074

12 July 2000

Dear Keith Malvern

We were aware of the plan to build 22 flats and two single houses on the site behind 173 Old Woosehill Lane and 136 Reading Road and we have no problems with this as a structure.

However, what does concern us is the extra traffic this will produce in Old Woosehill Lane. The future residents of that development will use Old Woosehill Lane in the same way as a main road with a 40mph speed limit (as do residents in other roads off Old Woosehill Lane)! Furthermore this development could produce 25 extra vehicles travelling along OWL at peak travelling hours.

It was interesting to note that you surveyed Old Woosehill Lane, Chestnut Avenue, Astley Close, Bedford Gardens, Bridges Close and Westward Road as we are wondering what the amount of traffic and more importantly the speed at which the traffic travels down Old Woosehill Lane could possibly mean to anyone not living in that road! In our experience, the people leaving Westward Road and Chestnut Avenue are some of the worst offenders of speed and noise pollution!

It is not surprising therefore that only 44% of people indicated that they did not want to see any alteration to the current situation – we do not suppose they did – the fact that residents living in roads off Old Woosehill Lane find it very convenient to "rat-run" at speed up and down Old Woosehill Lane would find it most inconvenient to have any changes!!

We applaud the NO ENTRY sign into OWL from the spine road as this will go some way to reducing the traffic but with the increase from the new developments residents of OWL will be gaining absolutely nothing! It is our fervent belief that until speed calming measures are taken in OWL, the quality of life during the summer regarding noise pollution and traffic travelling at speed generally in this road, will not improve.

It seems that OWL is possibly the only road which is used as a "rat-run" or "short cut" which does not have traffic calming devises: we are thinking here of Emmbrook, Oxford Road, Murray Road and the estate off.

Can someone tell us why!

Yours sincerely,

Mrs Sandra and Mr Martin Runeckles

T E A NEVILLE
Little Spinfield
12 Chestnut Avenue
WOKINGHAM
Berks
RG41 3HX

Cllr Keith Malvern
98 Woosehill Lane
WOKINGHAM
Berks
RG41

19th July 2000

Dear Mr Malvern,

Many thanks for your recent notification of the planning application no: F2000/1773.

My wife and I would like to record our objections to this proposal, mainly on the basis that the infrastructure at that locality cannot possibly take yet a further loading. One presumes that the access will be from Old Woosehill Lane, at the site where no: 173 now stands. If this is the case, there will be three lines of traffic flowing on to Old Woosehill Lane within a distance of approximately 50 yards, which is totally unacceptable.

These traffic flows will be from the new proposal, from the garage forecourt, and from the main A329. We see this is a potentially hazardous situation, particularly at school time, when the traffic at that particular locale is very heavy.

We would grateful if you would include our objections to these plans with the other that you will be formulating.

Thanking you for your attention to this matter.

Yours sincerely

T E A Neville

180 Old Woosehill Lane,
Wokingham, RG 41 3 HQ.

0118-9781284

18th July, 2000

DC
APP
CS
20 JUL 2000

Dear Sir,

Applin. No. F/2000/1773 - Proposed demolition of existing dewellings & redevelopment of site - 22 flats & 2 dwellings car parking, etc.

We wish to appeal against the proposed development on the basis of the additional traffic and danger to pedestrians.

Traffic

We consider the exit from the proposed development is too near the garage and Reading Road.
The proposed development is likely to add (as a minimum) 22 cars (flats) and 4 cars (dwellings) which will lead to a minimum of 44+8=52 traffic movements per day. This figure could well be higher and service vehicles will add to this number.
For some considerable time, the residents of Old Woosehill Lane (O.W.L.) have been concerned about the heavy burden of traffic encountered daily. It carries traffic from Chestnut Avenue (Scots Farm Estate), Westwood Road, Astley Close and Bridge Close together with a large number of vehicles that turn left from the Spine Road and often travel at speed (particularly some commercial vehicles) until they reach the Reading Road.
Old Woosehill Lane has become a 'rat run' from the Woosehill development and the situation has been exacerbated since Safeway Supermarket changed their exit from the store, i.e. traffic now comes across the spine road into O.W.L. instead of turning left and driving down the spine road to the roundabout in Reading Road.
It was disappointing that no consultation took place with residents of O.W.L. before permission was given for the change of exit.

It is noted that, in the application, the traffic count concludes that there is littleevidence of vehicles queueing at O.W.L./Reading Road jnc between 0800-1000 & 1600-1900. This is not surprising when the number of vehicles using Reading Road (E to W) is so high that it prevents vehicles gaining easy access to Reading Road. The majority of vehicles, particularly those travelling eastward from this area, i.e. Chestnut Avenue (Scots Farm Estate), Westwood Road, Astley Close and Bridges Close are more likely to travel down O.W.L. in a southerly direction to the Spine Road where they use the roundabout to gain easy access to Reading Road.
Unfortunately the Traffic Count does not appear to have paid any attention to the present heavy use of O.W.L. which will be greatly worsened if this applicaion is approved.

Danger to Pedestrians

Because of the narrowness of the proposed egress from the site into O.W.L., certain risks to the safety of pedestrians and cyclists are likely to arise.

1. Problems will arise for families with children going to and from school.
2. Children riding cycles on the pavement on east side of O.W.L. are not likely to be seen or heard.
3. Senior Citizens going to Post Office/Shops to collect pension, etc. will not be seen and in some cases (hard of hearing) will not hear traffic leaving the proposed development.

P.T.O.

In view of these circumstances, we wish to object to the proposed development. We shall be grateful to be advised ~~of~~ the Council's decision.

We would also appreciate consideration being given by the Council to rectifying the problems caused by the excessive traffic already using Old Woosehill Lane.

Yours faithfully,

L.J. & E.D. Burt

The Planning Officer,
Wokingham District Council

Heatherdown Cottage
1 Chestnut Avenue
Wokingham
Berks RG41 3HW
Tel. 01189 619137

Ca 035 1 8C
20 JUL 2000
COPIES TO: ACK: FILE:

16 July 2000.

Dear mr Lewis,

re. planning application

F/2000/1773.

I would like to register our concern at the above application for planning for 24 new homes between Old Wooshill Rd + Reading Rd. Having examined the plans our major worry is the amount of extra traffic that would be created by having access for these flats onto Old Wooshill Lane. This road

already has extra traffic created by people using it as a short cut from the Woosehill Spine Rd onto Reading Rd.

Extra traffic onto Old Woosehill Lane would also create additional hazards for both pedestrians + cyclists – this road is well used by school children travelling to all the local secondary schools (Forest, Kennet + the Holt.) as Chestnut Avenue and Old Woosehill Lane offer a convenient shortcut through from the Woosehill estate.

Younger children all walk this way to Emborrook primary and Hawthorns. Traffic is already busy at peak times of the day.

Yours sincerely.

Paula Scott.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS DBC | SL
19 JUL 2000
COPIES TO: | ACK:
FILE:

1 Astley Close
Wokingham
Berkshire
18/07/00

Dear Mr Lewis

Ref: Application No. F/2000/1773

With reference to the above planning application I would like to register the following objections: -

1) The proposed development at 3 stories is too high for the surrounding environment. If the development was limited to 2 stories then it would be the same height as existing housing and would therefor not protrude in the skyline.

2) There are insufficient parking spaces for residents and visitors. It has to be appreciated that most modern families will have 2 cars. The flats should be provided with at least 3 parking bays each, 2 for residents of the flats and 1 for visitors.

Insufficient parking bays will lead to the residents parking along Old Woosehill Lane and surrounding closes, such as Astley Close.

3) The amount of traffic entering and leaving will impact upon the existing traffic flows onto Old Woosehill Lane. This lane is already busy at peak times and customers leaving the petrol garage on the corner of Old Woosehill Lane/Reading Road add to the confusion around the site of the proposed access. The Liberal Democrats are already 'sounding' partial road closure for Old Woosehill Lane, because of the existing high level of traffic. This would indicate that traffic volume is already excessive. One possible solution would be to build a physical barrier blocking entry from the Woosehill estate into Old Woosehill Lane preventing people from using the 'ratrun' entrances into various areas of the Reading road.

In summary I appreciate that Berkshire as to accommodate a huge proportion of new housing and that it has to go somewhere. But that does not mean that it has to be built to the detriment of existing residents. The designs should be modified to be sympathetic to the existing environment.

Yours faithfully

John Scowen

PLANNING SERVICES	DPT
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DC	ENF
APP	
CS 0055	SC
18 JUL 2000	
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Leigh & Valerie Woolley
2 Astley Close
Wokingham
Berkshire RG41 3HS
Tel. 0118 977 5146

Ref. F/2000/1773
16 July 2000

Dear Sirs,

PLANNING APPLICATION FOR REDEVELOPMENT ON OLD WOOSEHILL LANE : F/2000/1773

I am writing to express my concern and objection to the above referenced development.

My principal causes for concern are as follows :—

(1) This is quite out of character with the surrounding neighbourhood, and in my view does not sit well with this location.

(2) The resulting traffic will worsen access into Reading Road during peak hours, a situation which has already been declining in recent times.

(3) An additional traffic intersection will be created, worsening the local impact as well as causing a further impediment to our childrens access to school etc.

Please register my objection in the normal manner.
Thank you. Yours faithfully.

PLANNING SERVICES | HPT
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CS OBS | SC
18 JUL 2000
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FILE:

145 Old Woosehill Lane
Wokingham
Berkshire
RG41 3HR

16 July 2000

APPLICATION NUMBER F/2000/1773
Dear Mr. Mitchell and Mr. Lewis,

I would like to formally register my objection to the proposed planning application for redevelopment at 173 Old Woosehill Lane and 136 Reading Road for demolition and redevelopment of 22 flats and 2 dwellings plus car parking etc.

As an existing resident of Old Woosehill Lane it could lead to increased congestion, increased safety hazard and affect the character of the area in an adverse manner potentially reducing the marketability of existing properties.

I would like to register my objection in the strongest manner.

Yours sincerely,

A. Reilly

Mr. AM Reilly

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APP
CS 0135 | SC
13
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FILE:

RICHARD BROWN

10 Westward Road
Wokingham
Berkshire
RG41 3HU
Tel/Fax 0118 978 2535
Email: richbrown@talk21.com

11th July 2000

Mr Simon Lewis
Case Officer
Wokingham District Council
Shute End
Wokingham

Dear Mr Lewis

Re: Application No. F/2000/1773
Site Address: 173 Old Woosehill Lane & 136 Reading Road, Wokingham

I thank you for the invitation to contact you regarding the above planning application. Your staff at Shute End were kind enough to let me examine the plans and the manual traffic survey commissioned to look at "queuing cars." There are several points I would like to put to you for your consideration concerning the proposed site layout and the traffic survey.

Traffic Survey

The main flaw in this survey is that what it sets out to measure does not have a direct significance to identifying a real or potential tragedy that the proposed development is likely to cause. Leaving aside the fact that the survey on one particular day is not conclusive or even statistically sound to carry much weight, it is not queuing cars that are the real problem. The real danger here is pedestrians and cyclists – what is more they are mainly school children pedestrians and cyclists. The Council has nominated Old Woosehill Lane as a recommended cycle way. There are children from 5 different schools use Old Woosehill Lane to travel to and from their schools (Embrook Junior & Senior schools, Holt School, Forest School and Hawthorns School). Regarding the potential danger to pedestrians and cyclists using Old Woosehill Lane and the Reading Road, the Council has erected traffic lights on this corner across Reading Road. The survey fails to acknowledge that this dog-legged corner of Emmbrook Road, Reading Road and Old Woosehill Lane is not only a hazard for cars turning left, right or going straight but is potentially lethal for travellers on foot or two wheels.

Summary

Whilst not wishing to impede the right of a landowner to make the most profit out of his or her land, it should not be to the detriment of other people or to the danger of school children. It would be reasonable to argue that enlarging or developing the two existing houses on the site could make sufficient personal gain. Access on to Old Woosehill Lane (almost next to the garage) would cause an unacceptable level of danger to persons using the footpath and designated cycle path. Using either the existing exit and entrance to the garage or adjacent business on to the Reading Road is the only logical and safe access to the proposed site. By virtue of the reasons given above, the proposed site is not suitable for the development of the suggested high number of flats, houses, car parking, garages and access roads.

Yours sincerely,

RICHARD BROWN

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS 0055 | SC
13 JUL 2000
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AC & MRS RJ PAPADOPOULOS
"ANTHIKIA"
178 OLD WOOSEHILL LANE
WOKINGHAM
BERKSHIRE
RG41 3HQ
Tel: 0118 9772794

DATE: 12/7/2000

Mr John Mitchell
Development Control Manager
Wokingham District Council.

F/2000/1773

Dear Mr. Mitchell,

Re: Proposed Development
Old Woosehill Lane/Reading Rd.

We are writing in connection with the above which is causing a lot of concern to all residents of this area.

First of all a development of this kind would definitely affect the tone & character of this quiet neighbourhood.

We have read the application and viewed the plans & it is patently obvious that such a development would create considerable congestion at the intersection of Old Woosehill Lane & Reading Road as a direct result of the additional traffic from 22 new flats.

We trust this proposed development will not be approved

Yours faithfully,

R Papadopoulos

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS ORS	SC
14 JUL 2000	
COPIES TO:	ACK
	FILE:

J. M. Henderson
13 Westward Road
Wokingham
Berkshire
RG41 3HU
Phone: 0118 9772792
Mobile: 0776 9572702
Josephinehndrsn@AOL.com

12 July 2000

Simon Lewis
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sir,

Re: Application Number F/2000/1773
Site Address 173 Old Woosehill Lane & 136 Reading Road, Wokingham

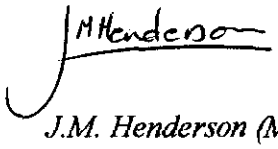
I am writing to express my concern about this proposed development. I think it is going to have several negative aspects on the local environment.

- *Access to this development is going to add significant traffic to Old Woosehill Lane. As a parent with a son moving to The Forest School in September, I am obviously concerned for his safety cycling to school. This development will add another junction into his already busy route.*
- *This development seems to be out of character with other properties locally. Most of the properties around Old Woosehill Lane are established 3 or 4 bedroom homes. This would add an area of smaller high density properties into a lower density area.*
- *The plans seem to indicate that there are more garages than should be needed by the occupants of the proposed flats. If the garages are used as lock ups by outsiders from the development, the traffic using the local roads will again be increased.*
- *The entrance to this development is very close to the petrol station on the corner of the Reading Road and Old Woosehill Lane. I feel its proximity*

will add another significant hazard to the area for all road users and pedestrians.

- *I understand the proposed site has been untouched for many years, and is very marshy. It concerns me that a development here could affect the local water table and in the longer term potentially affect the water table patterns around my own property. Other properties adjacent to the proposed site have had subsidence problems in the past.*

Yours sincerely,



J.M. Henderson (Mrs).

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS 085	SC

151 Old Woosehill Lane,
Wokingham,
Berks. RG41 3HR

11th July 2000

COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Sir or Madam,

Planning Application F/2000/1773 173 Old Woosehill Lane and 136 Reading Road

I am writing to object to the above planning application. In principle, I am in favour of building houses in towns rather than on greenfield sites, but this proposal is trying to cram far too many dwellings onto the site: 22 flats and 2 houses. These will generate at least 24 cars, possibly more as Wokingham has high levels of second and even third car ownership.

I have experienced several near-accidents in my car with cars turning out of the Shell garage on the junction of Old Woosehill Lane and Reading Road, which have failed to notice that I was indicating that I was about to turn left into Old Woosehill Lane from Reading Road. Putting a new access road so near will just increase the risk.

I am also concerned because the pavement down that side of Old Woosehill Lane – odd numbers - is part of a designated cycle path between Barkham Road and Emmbrook. It is used by many children cycling from the Woosehill estate to The Forest, The Holt and Emmbrook schools. One of my children will be using that route from Sept 2000. There is no alternative cycle path or pavement down the Woosehill spine road.

Please do not grant this planning application. It will generate too much additional traffic. The Safer Routes to Schools scheme is trying to encourage children to walk or cycle to school, and this application will make it more dangerous for them.

Yours faithfully,

Ann Smith

Ann Smith (Mrs)

PLANNING SERVICES | RT
POL
OBS SC
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FILE:

9 WESTWARD ROAD.
WOKINGHAM
BERKSHIRE
RG41 3HU.

12.06.2000.

REF: PLANNING APPLICATION F/2000/1773.

I WISH to make the following comments on the above application.

1. The building of flats creates high density dwellings in a low density area, not in keeping with existing.
2. Access into Old Woosehill will increase traffic problems. Concern has already been raised that Old Woosehill is becoming a rat run from the Spine road on the Woosehill development. With this in mind, the access from Westward road, Chestnut avenue, the garages will create problems entering & leaving Old Woosehill. The same can be said for an exit onto the Reading Road.
3. Since we live close to the river I would question what would happen to the ground water level locally when siting a large foundation area. I would question why the use of Timber decking.
4. Existing access would be extinguished, leads Clarification
5. There appears more garages than dwellings.

Thankyou for the opportunity to Comments

Yours faithfully

C.J. OCKENDON.

PCL
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APP
CS 0185 SV
17 JUL 2000
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FILE:

149 Old Woosehill Lane,
Wokingham.
Berks. RG41 3HR

14th July, 2000

Chief Planning Officer,
Wokingham District Council.
Shute End,
Wokingham,
Berks. RG40 1WQ

Re Planning Application F2000/1773
Development between 136 Wokingham Road and 136 Old Woosehill Lane

I wish to record my objection to the above proposed development on the grounds of

1. Access into Old Woosehill Lane will further exasperate the traffic problems using Old Woosehill Lane.

2. The development of flats is inappropriate in an established residential area comprising of one and two story housing.

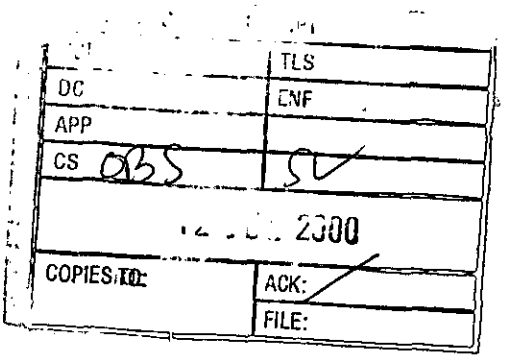
Yours faithfully,



L.J.Jenkin.

167 Old Woosehill Lane
Wokingham
Berkshire
RG41 3HR
10 July 2000

Planning Officer
Wokingham District Council
Environment Services Department
Planning Services
PO Box 157
Shute End, Wokingham
RG40 1WR



Dear Mr Lewis,

Ref: Application Number F/2000/1773
173 Old Woosehill Lane & 136 Reading Road

Having received notification of the above planning application and having reviewed the plans we have the following concerns / comments which we would appreciate a response to.

Our primary concern is the effect on the view from the back of our house. We chose our particular house because of the privacy that it provided our concerns revolve on how this will be reduced. How tall will the flats be? Will we be able to see them from our house through the trees? We realise that the trees are protected by a group preservation order, can you ensure us that this will be adhered to as we can see from the plans a proposal to remove some of the trees, please could you clarify which trees this applies to. What does the applicant intend to do with the rest of the woodland? We would appreciate more detail than could be seen from the plans, particularly regarding the area of land adjacent to our property. Who will be responsible for ensuring that this area is maintained?

The plans show a close-boarded fence will be erected at the bottom of our garden. Will this be in addition to our current wall / trellis? How high will this fence be and what will it look like?

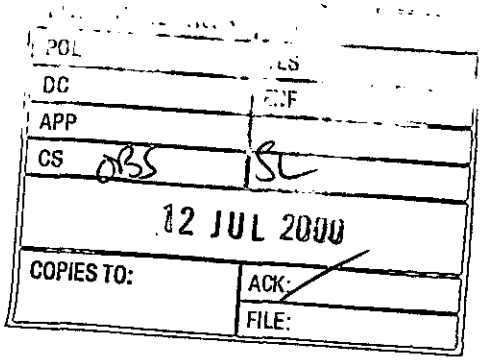
Finally, if the plans are approved, what are the timescales involved? How long do the builders believe the construction will take place?

We would greatly appreciate some response to these concerns.

Yours faithfully,

Terry

Mr and Mrs R Terry



190 Old Woosehill Lane
Wokingham
Berks
RG41 3HQ

10th July 2000

Reference Application : ***F/2000/1773***
173 Old Woosehill Lane & 136 Reading Road

Dear Mr Mitchell,

Thank you for your letter of 27th June offering the opportunity to make comments on the above planning application.

We are concerned that the proposed new road off Old Woosehill Lane to access the above development will have an adverse impact on road safety.

This concern is primarily in relation to the increased danger represented by an additional road crossing for the large number of school children who use Old Woosehill Lane as a pedestrian and cycle way to and from the nearby Holt, Emmbrook and Forest Schools. The catchment area of school children using Old Woosehill Lane is the whole of the Woosehill Estate.

There is also a road safety concern in relation to the impact of the increased car traffic volume from the new development, particularly onto the adjacent road junction between Old Woosehill Lane and the Reading Road. Currently, at peak times, Old Woosehill Lane is used as a rat run from the Woosehill Estate spine road. To accommodate the increased traffic from the new development,consideration should be given to restricting other sources of traffic, such as making Old Woosehill Lane for access only from the Woosehill Estate spine road, or by the provision of traffic calming measures.

The plans show a number of tress being removed , and several being retained. It is essential that those retained are the substantial, mature hardwood trees, and that suitable tree preservation orders are in place to ensure that the woodland vista of the area is retained.

The proposed high density, 2 storey development is out of character with the other properties on Old Woosehill Lane which are individually designed detached and semi detached single storey dwellings.

Yours sincerely,

Mr & Mrs Bennett

The Westin St Francis

166 old woosehill Lane,
Wokingham,
Berks.
RG41 3HQ.

PLANNING SERVICES	RPT
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CS 035	SL
14	2
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12.7.2000.

John Mitchell,
Development Control manager,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Mr Lewis,

RE. Application no. F/2000/1773.

With regard to the planning application mentioned above, I would like to express my concerns. Firstly at least fifty extra cars trying to turn on to the Reading Road at peak times would be impossible. Residents of old woosehill Lane have recently been surveyed about this 'rat run' & how to minimalise the traffic, now you are considering adding to this chaos. Why are there more garages ~~been~~ proposed to be built than dwellings - will these be used as lock-ups? If so this will only further mar this corner of old woosehill

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335 Powell Street, San Francisco, California 94102 USA
Telephone (415) 397-7000
Facsimile (415) 774-0124

For Reservations Call: 1-800-Westin-1 or (415) 397-7000

The Westin St. Francis

Lane, with its traffic problems, graffiti covered signs & general rubbish. On the subject of litter, please, can we have some hawthorn bushes planted outside the garage wall to stop youths using this as a dumping ground - a very cheap deterrant.

Yours

Kane.

(MRS T.J. KANE)

Union Square
335 Powell Street, San Francisco, California 94102 USA
Telephone (415) 397-7000
Facsimile (415) 774-0124

For Reservations Call: 1-800-Westin-1 or (415) 397-7000

Mr & Mrs B. Purt
182 Old Woosehill Lane
WOKINGHAM, Berks RG41 3HQ
Tel. ~~01734 783780~~
0118 9783780

PLANNING SERVICES	HPT
PO	TLSF/2000/1773
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AP	
CS	SL
18 JUL 2000	
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	FILE:

REF PLANNING APPLICATION

173 OLD WOOSEHILL LANE.

Dear Sir,

I am writing to request that the above application be rejected, my reasons are as follows,

The opening to be situated at the position of 173 Old Woosehill Lane would greatly increase the driving hazard when entering the Lane from Reading Rd. During my forty years here I have had many experiences of turning into Woosehill Lane only to find a car accelerating into my path from the Garage exit, now we would

have a further danger only 50yds further on!.

This development would greatly increase traffic congestion in Old Woodhill Lane down the road lower. There must be a potential of at least 25 vehicles requiring access to the main road. Pedestrians would also be affected.

Yours sincerely,

Brian Hunt

F/2000/1773

PLANNING SERVICES
POL
DC
APP
CS 055
11 JUL 2000

4 Astley Close,
Old Woosehill Lane,
Wokingham,
Berkshire.
~~RG41 2UP~~
RG 41 3H.S.

Wokingham 781781
(STD Code 0734)
0 1189

SC

E. 7. 00

Objection ~~to~~ proposed development at 173 Old Woosehill Lane & 136 Reading Rd.

Dear Mr Mitchell

I wish to register my objection to the proposed development named above viz:- the building of 22 flats, 2 houses and garages (how many?), for the reasons given on the notice of planning application:-

1) Creation of high density housing area
2) Creation of additional traffic
3) Creation of new traffic intersection.

Sincerely

Frances Child.

Resident of the area for forty years.

PLANNING SERVICES | HPT
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FILE:

184, Old Woosehill Lane,
Wokingham.
Berks. RG41 3HQ.

0118-9781510.

17th July 2000.

Mr Simon Lewis,
Development Control,
Wokingham District Council,
Shute End,
Wokingham.

Re. Application No. F/2000/1773.

Dear Mr Lewis,

I refer to the development to be carried out at 173, Old Woosehill Lane, and 136 Reading Road, Wokingham.

My wife and I object to the demolition of the residence at 173, Old Woosehill Lane, in order to construct a roadway for vehicles to proceed to and from the flats and Dwellings to be shortly built.

We object to the new road into Old Woosehill Lane on the grounds of Increased Traffic and Danger to Pedestrians.

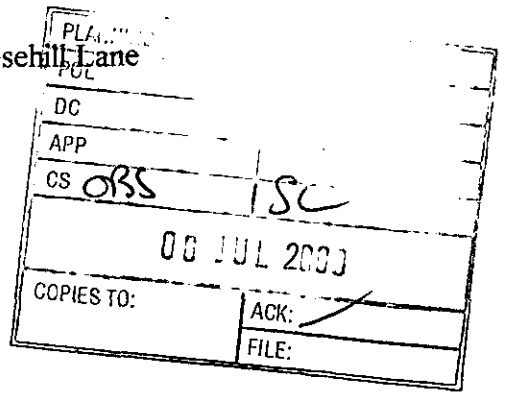
Increased Traffic, up and down Old Woosehill Lane, and on to Reading Road, especially when turning right. With the Pelican lights changing constantly the build up of traffic makes the road already very difficult to join, when driving to the east during the rush hour period.

Pedestrian Danger, The new road will cause danger particularly on the east side of Old Woosehill Lane for Adults, Mothers with prams and walking toddlers, also School Children on foot or cycling on that side of the road and pavement, with the intention of using the crossing on Reading road.

I hope you will take our objections into consideration, when planning is being considered.

Yours sincerely,
Edward Price.

155 Old Woosehill Lane
Wokingham
Berks
RG41 3HR
4th July 2000



To: Mr John Mitchell
Development Control Manager
Wokingham District Council

PLANNING APPLICATION F/2000/1773

I refer to the above planning application to which I am making a strong objection. My reasons are as follows.

1. TRAFFIC.

The plans for this proposed development show that the resultant traffic would access Old Woosehill Lane very close to its junction with Reading Road. At peak times the inevitable additional traffic entering / leaving Reading Road would be severely queued and this would be the ideal recipe for an accident black spot.

I have read the letter from the transport consultant - Burns. I cannot challange their statistics but I do challange their conclusions. The third paragraph of their letter dated 15th June stresses that there is nil queueing around 7 a.m. This is hardly the time that one would expect to see queueing and I take the view that this paragraph is irrelevant. Burns does show that there is some queuing at busier periods but fails to point out that such queues would be considerably greater(by some 15 cars) if this application was to succeed.

There is also the consideration of pedestrian traffic. As you will be aware a large number of schoolchildren use Old Woosehill Lane when travelling to and from the Embrook and Holt schools. No doubt this was one of the prime reasons for the installation of the pedestrian crossing on Reading Road adjacent to the Shell garage. It would be quite a contrary move to follow the safety measure of the pedestrian crossing with the installation of a traffic hazard.

2. DENSITY OF HOUSING.

Old Woosehill Lane and the surrounding area is an area of low density housing and the proposed development of high density housing would greatly alter the character of the area.

There is one general comment that I must make. I received information on this proposal via a printed hand delivered note This note indicated that the deadline for objections was 18th July although one of your colleagues in the planning department said that the deadline was 21st July. These are of course weekend dates. I am informed that your office contacted the residents on the periphery of the proposal direct. However local residents would expect to see the display of a red planning notice. I would assume that the display of such a notice is mandatory and it should allow 3 weeks lead time for the submission of objections. Please be informed that as of 4th July no such notice is being displayed.

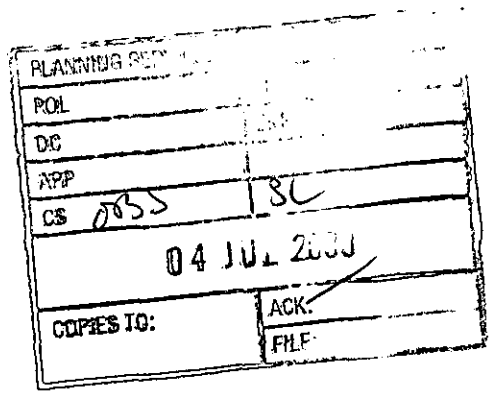
yours sincerely

J G Mulvie

30 JUNE 2000

192 Old Woosehill Lane
Wokingham
Berks
RG41 3HQ

Tel: 0118 978 4933



Mr John Mitchell
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Your Ref: Simon Lewis F/2000/1773

Dear Mr Mitchell,

Re: Application Number: F/2000/1773
Site Address: 173 Old Woosehill Land and 136 Reading Road
Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access..

Thank you for your letter of 27th June informing us of the proposed development at 173 Old Woosehill Lane and 136 Reading Road Wokingham.

Having had an opportunity to view the plans for this development we wish to register our objections to the scheme on the following grounds:

a. The proposal calls for the construction of 22 flats and 2 houses in an area currently occupied by 2 detached dwellings. This would create an area of high density housing in what is now a low density housing area thereby completely changing the nature of the area.

b. The proposed access to the site from what is currently 173 Old Woosehill Lane would create a vastly increased flow of traffic in the area. The already difficult access from Old Woosehill Lane onto Reading Road would become impossible because of traffic congestion.

The road is in constant use by pedestrians and children and this new opening could consitute a danger.

The new opening is adjacent to a petrol station where cars are constantly turning in and out. The traffic conflict this creates poses another hazard to both pedestrians and other road users.

The increased traffic would increase noise levels in the area and greatly inconvenience local residents.

c. Inspection of the plans revealed a larger number of garages than dwellings and that these garages are not associated with any particular flat or flats. It therefore seems likely that these garages will be let or sold as 'lock ups'. This is again contrary to the nature of the area, which is currently low density private dwellings.

d. Flats typically represent high density rented accomodation. The area of the proposed development is, once again, low density privately owned residential accommodation. Such a development represents 'creeping urbanisation' into a totally inappropriate location.

e The entry onto Old Woosehill Lane, providing as it does access for 24 residences and 33 garages, is tantermount to the opening up of a new road. This ploughs through what is now a single modest residential house. This transforms the location from a garden to a traffic intersection. It represents an unacceptable change of use.

f We would object to the felling of any mature trees on the site. These are all domestic hardwood varieties and should not be damaged in any way.

In conclusion any redevelopment of this site should be in keeping with the current low density housing of the area. We would object to any attempt to introduce commercial use through the construction of a large number of garages intended to draw people in from outside of the area.

We would be obliged if you would keep us informed of the progress of this proposal.

Yours sincerely,

Norman Graves
Linda Graves

J N Coles FRICS, FAAV
S J Brett FRICS, FAAV
G D White ARICS, FAAV
T B Dunn ARICS
K J Clarke ARICS, FAAV ACIArb.

Associates
R J Fuller FRICS, FAAV
T J Giblin BSc, FRICS
R S Moser FNAEA
Caroline Cope
S A Jones BA ARICS ASVA

Consultants
L J F Mackay FRICS
R White FSVA

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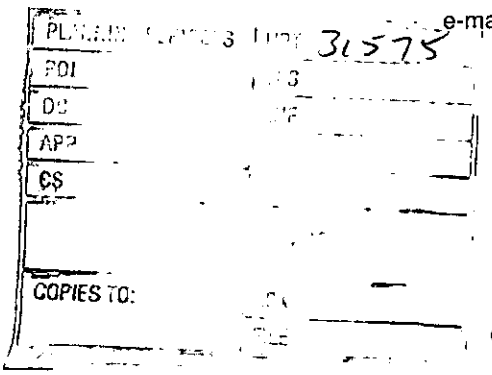


S. Lewis Esq.,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire. RG40 1WR

Our Ref: GDW/MB/99/90
Your Ref: F/2000/1773
Date: 7th July, 2000

Dear Mr. Lewis,

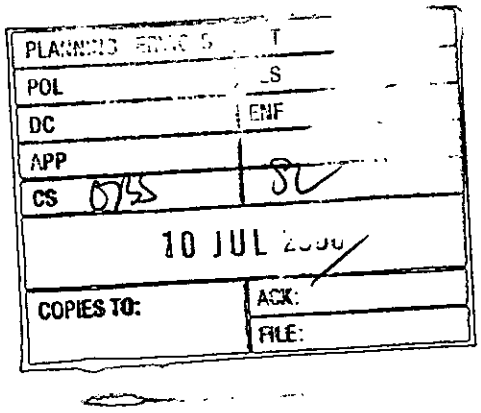
Re: 173 Old Woosehill Lane and 136 Reading Road, Wokingham

I recently inspected the planning application for the above site at your offices. I noted that the proposed access into the development would be via 173 Old Woosehill Lane. I act on behalf of clients who own a possible alternative access via Westward Road. I would suggest that an access via Westward Road into this proposed development would be infinitely better from a highways point of view than that initially proposed. From my inspection of the site, I cannot see how the proposed vision splays can be achieved from the proposed access through 173 Old Woosehill Lane.

As my clients, therefore, have an interest in this site, I would be grateful if you could keep us informed as to any relevant developments.

Yours sincerely,

Geoffrey D. White



Ross M Hannan
"Ringolevio"
1A Westward Road
Wokingham
Berkshire RG41 3HU

Tel: 0118-978-0826
Fax: 0118-979-5029
Mobile: 0788-074-6650
E-mail: ross_hannan@msn.com

Friday, 07 July 2000

Wokingham District Council
Shute End
Wokingham

Attn: Mr Simon Lewis – Planning Department

RE: PLANNING APPLICATION F/2000/1773

Dear Mr Lewis

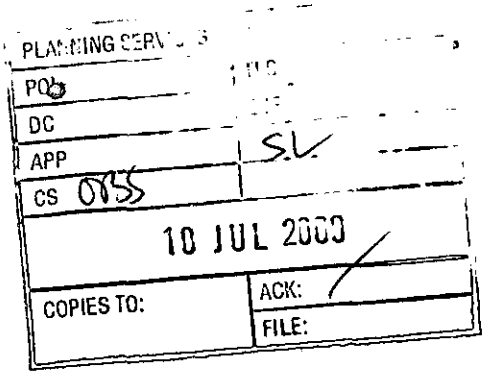
I wish to make a formal objection to the proposed Planning Application from Beazer Homes Limited of Yateley (referenced F/2000/1773). The following points summarise my objections:

1. We live in a low-density area of Wokingham that the proposed development, if approved, would have a significant detrimental effect upon. This could reduce the value of local properties significantly.
2. There has already been an issue raised by the local Liberal Democrat councillors that Old Woosehill Lane is being used as a "rat run" and is accommodating more traffic that it is able to cope with. I would also take issue with the results of the traffic survey that is attached to the plans at the Council Offices, and will investigate the feasibility of having a separate independent survey conducted.
3. The proposed new road adjoining Old Woosehill Lane close to the petrol filling station would add to congestion and could pose a significant risk to both children and pedestrians.
4. The plans allow for the creation of 33 car parking spaces and 24 garages which seems over generous for the proposed 22 flats. Is there any guarantee that these will not be sublet as "lock-up garages"?
5. I note that no environmental report has been attached to the plans to address issues relating to the bats and other wildlife that live in the area adjacent to Westward Road.
6. I note that no orange planning application notice has been displayed in the area of the proposed development.

I would strongly recommend that this application be refused.

Ross Hannan

Cc: Councillor Keith Malvern



5th July 2000

Mr P G Sharples
137 Old Woosehill Lane
Wokingham
RG41 3HR

Tel : 01189 783869

Mr Simon Lewis
Planning Department
Wokingham District Council
Shute End
Wokingham

Dear Lewis

Re : Proposal Development at = 173 Old Woosehill Lane
136 Reading Road
Application No. F/2000/1773

I am writing to express total opposition to the proposed planning application for the above site. It is totally ludicrous to even consider a project of this magnitude in an already over populated area. The chaos and increased traffic to the area would be unthinkable, absolute bedlam and potential gridlock on all roads running to and from the Woosehill Roundabout. Plus the fact that Old Woosehill Lane is already used as a rat run, this development would multiply the problem ten fold! We have already experienced several serious accidents in recent times in this area, this development will again exacerbate the situation.

The local council has ridden roughshod over us on many occasions before this time. We will not be pushed aside so easily without our true feelings being thoroughly aired.

On behalf of all the residents in this area, please do not underestimate the strong feelings concerning this matter. We will fight it every step of the way.

I recently ran for election in the District Council Elections whilst canvassing many local people, they expressed their dismay at the over development in Wokingham, and how sick and tired they are at the increased traffic year after year.

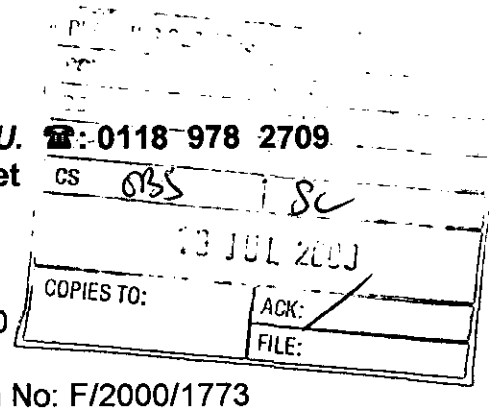
We trust you will give our views your most serious consideration.

ENOUGH IS ENOUGH.

Yours Former Residential Chairman

MR P.G. SHARPLES

Peter L Harms
17 Westward Road, WOKINGHAM, Berks. RG41 3HU. ☎: 0118 978 2709
E-mail: peterharms@cwcom.net



Simon Lewis
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM
RG

7 July 2000

Application No: F/2000/1773

Proposed Development at 136 Reading Road and 173 Old Woosehill Lane

I have lived at the above address for 35 years and have enjoyed the ambience of the immediate area close to my home. My first reaction concerns the change of use of the site. For many years it has been a single house (No 136) with a predominance of attractive trees, principally to the rear and sides of the property. The latter have matured over the years, been largely undisturbed and are a haven for wild birds and visually attractive. Such sites are becoming rare. It is ***not*** what is regarded as a brown field site ie, ex-industrial/business land capable of taking a number of houses without detriment to the surrounding area. The copse of trees are the subject of tree preservation orders which the plan shows largely remaining in place. It is important that, in any development of this site, these trees not only remain under such orders but that District Council officers monitor the situation on a regular basis. Should this application be successful this point should be borne in mind and, in addition, no further development permitted on the overall site.

It is noted that a walkway is planned under the trees. I am totally opposed to this as it will encourage people to occupy this area on a casual or noisy basis thereby disturbing the wildlife in the trees. At the moment there is a hedge between the rear of the trees and the end of Westward Road which blends in with the natural ambience. It is important that such a barrier remains in place, not only from a visual viewpoint, but also from a security point of view to stop casual or even criminal movement from the Reading Road, through the proposed development into Westward Road. It must be remembered that there is a public house on the opposite side of the Reading Road which occasionally gives rise to noisy late-night revellers in the area who may be minded to use the new development and beyond as a "fun" (or worse) short cut.

The plan shows a drainage pond near the boundary of Westward Road. In bad weather with large rainfalls this is a lot larger than shown. Surface drainage is important for the stability of the land and surrounding properties. The soil is predominantly clay and there were foundation problems a few years ago to Nos. 18 & 19 Westward Road which are close to the boundary as the plan shows. Covering a predominately "rural" site with houses and tarmac must alter the drainage pattern which could be to the detriment of existing properties. In addition there is a culvert which currently drains into the Emmbrook river near the Woosehill roundabout. I am not aware of its source but it appears to be pointing towards the proposed site. Are the developers or even WDC aware of this and therefore how any alteration/damage could affect the overall drainage pattern? I wish to now comment on traffic implications of the proposal.

The A329 Reading Road is the main highway for the area carrying large volumes of traffic, particularly at peak times. It does not take much disturbance to bring traffic to a standstill, examples being the implementation of the new Winnersh crossroad traffic light scheme and more recently the installation of both the traffic islands by the Esso /Bulldog garage and the data highway trunking by Fujitsu. It only takes an accident or another roadworks on that road to create traffic problems. The proposed development would generate an estimated 30+ cars with a probability that a proportion would also wish to exit on to the A329. The rest would probably travel the length of Old Woosehill Lane and attempt to exit via the Woosehill spine road which also carries heavy peak-hour traffic from the large Woosehill development. The former manouevre would cause blockage along old Woosehill Lane back to and beyond the proposed new access (ex 173). Drivers may then be tempted to use the Chestnut Avenue/Walter Road/Simons Lane option thereby increasing traffic on those routes. The latter would increase traffic flow along Old Woosehill Lane causing difficulties for emerging traffic from the existing four side-roads. The proposed exit road (former 173) is close to both the existing petrol station with its emerging traffic and also the Reading Road itself. Cars coming from the Wokingham direction or exiting the garage and turning into Old Woosehill Lane would start to accelerate on completion of the turn just prior to the point where the new access is proposed with a possibility of conflict. There are road safety implications stemming from such manoeuvres, including pedestrian conflicts at the proposed new junction. Therefore in considering this application, the whole traffic/safety situation must be critically reviewed. Such a review should take all relevant factors into consideration including times of day, effects of school traffic, pedestrian/traffic conflicts across the new junction and so on. There is no point in allowing unacceptable increases in traffic in local areas or other conflicts and then attempting to alleviate them later by the introduction of costly restrictions. Local history has shown this to be unacceptable and unpopular.

To summarise the above comments:

There is a considerable change of use of the site.

TPO's must remain on the trees as shown on the Council records and must be effectively monitored. Preservation of the wildlife aspect must be maintained.

Living in Westward Road I naturally welcome that there will be no access to the development from this road. This situation must remain now and in the future..

Due regard must be given to the drainage aspects of the site.

Traffic annd safety implications arising from the development size, access and effect on the surrounding road network must be carefully considered.

Whatever development is considered, the number of dwellings should contribute to the numbers planned in the South-East Region.

I am prepared to put the above points in person to any planning committee or Inquiry.

P L Harms

Peter L Harms

17 Westward Road, WOKINGHAM, Berks. RG41 3HU. ☎: 0118 978 2709

E-mail: peterharms@cwcom.net

POL
DC
PP
CS
27 FEB 2001
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ACK:
FILE:

Simon Lewis
Planning Dept
Wokingham District Council
Shute End
WOKINGHAM
RG

7 July 2000

Application No: F/2000/1773

Dear Mr Lewis,

Proposed Development at 136 Reading Road and 173 Old Woosehill Lane

Further to my earlier observations on the above development dated 7 July 2000, I wish to make further comment.

My previous letter touched on the pond shown at the rear of the development. Due to the extreme rainfall that the area has experienced over recent months, this has grown to almost lake proportions. I appreciate that the time limit has expired for formal observations on this development, but I write to make you aware of the current situation so that it can be observed in its present state. In addition, during a recent heavy downpour, the surface water system could not cope and the manhole in the garden of No 19 Westward Road was overflowing to a considerable degree. This property is adjacent to the rear boundary of the proposed development. A WDC representative who called to deal with the problem observed that the surface water drained into the pond area.

I ask you to consider what has happened in other parts of the country in addition to Wokingham. It has been found that development has caused shifts in surface water drainage patterns leading to flooding. One could argue that this spell of wet weather has been exceptional but if it has happened once, it could easily happen again, particularly with concerns over global warming. If then further development causes drainage problems, our properties could be put at risk.

Drainage of this site - and I suspect others in the District - is critical and should be very carefully considered as part of the overall assessment of the development. The area is approaching one of the lowest parts of the local region being near the Emmbrook River. One only has to look at the Profile of the A329 Reading Road to appreciate this point. I have made the point about drainage in my earlier letter but I urge you to inspect the pond/lake from Westward Road and take my further points into consideration.

I am available at home most days if you wish to discuss any of this on site.

Yours faithfully,

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0155	SL
05 JUL 2000	
COPIES TO:	ACK:
	FILE:

135, Old Woosehill Lane,
Wokingham.
RG41 3HR.

July 3rd 2000

FAO Mr.Simon Lewis,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham.

Dear Mr.Lewis,

Re: Proposed Development to 173 Old Woosehill Lane & 136 Reading Rd.
- Application No. F/2000/1773

I wish to express my opposition to this planning application on a number of grounds;

1. As long ago as September 22nd 1994 a petition from 78 concerned residents of Old Woosehill Lane, was presented to the Wokingham Area Highway Section meeting of the District Council. The stated intention at that time was to reduce the use of Old Woosehill Lane as a "Rat Run" for residents of the Woosehill estate to avoid the Woosehill roundabout when heading for Reading.

The proposals at that time were simple, effect a no left turn from the Spine Road onto Old Woosehill Lane, only allowing a Right turn off the road opposite the then entrance to Safeway. – **This measure was rejected as the Highway committee had limited money available and decided to put speed restricters into Simons Lane. Also, it was also implied at the time that as no one had been injured on the road or serious accidents occurred, then no strength could be given to our argument.**

2. Since that day there has been at least three car crashes caused by the speed of cars along the lane and at least one child was seriously injured by a car.

3. The proposed development with 22 Flats is bound to have a major effect on the increase of traffic along the Lane, I understand the expectations are an average of eight car movements per residence per day. By my calculations, this potentially means another 176 journeys a day along an already over used residential road. Indeed if you assume that most journeys take place between 8am and 10pm this is 13 more cars an hour!

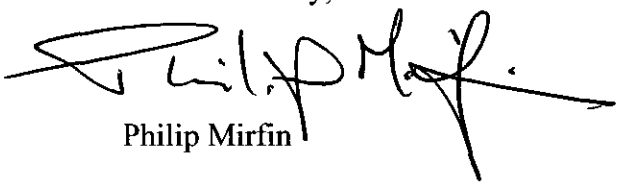
3. Since it is likely that a No Right Turn will have to be imposed at the Reading Road end of the Lane due to the weight of traffic using Reading Road then most of this traffic will have to go down the Lane to the Spine Road. This will further add to the peak time delays at the roundabout. This in turn will ensure that yet more Woosehill resident's turn left off the Spine Road to combine with the Safeway customers who now cross directly onto Old Woosehill Lane.

4. The traffic on Old Woosehill Lane is already at an unacceptable level, thanks to the lack of thought previously applied by both the Planning departments with the

new exit from Safeway and the Highways by not heeding the previous concerns of the residents.

Please support our opposition to this planning application, and for once do what is right for the residents of Old Woosehill Lane.

Yours sincerely,



Philip Mirfin

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 February 2001 11:02
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2000/1773
Correspondent_FullName: Colin Smith
Correspondent_StreetAddress: 18 Westward Road
Correspondent_Address2:
Correspondent_Town: WOKINGHAM
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 3HU
Correspondent_Telephone: 0118 961 9393
Correspondent_Email: Colin.Smith8@ntlworld.com

OBJ
2000/1773
BP

Comments:

The land in the area involving this application floods every winter, and is particularly bad this year (worth a visit!). The water dries out every summer, leading to difficulties relating to foundations. My Property (18 Westward Road) had to be destroyed and rebuilt, and the one opposite (19) has been underpinned. Further development in this area will further threaten existing properties by altering the ground water parameters.

151 Old Woosehill Lane,
Wokingham, Berks.
RG41 3HR
26th March 2001

Application No. F/2000/1773

Dear Mrs Polnik,

Thank you for alerting me to this revised planning application.

I have looked at the revised plans and was pleased to see that they now include a 2.4 x70 metre vision splay northward and southward from the access to the proposed development. I assume this means that any vehicle driver exiting from the development will have a clear line of sight 70m in either direction. I see that it is also proposed to increase the footpath/cycleway width to 3 metres at this point. That will also help to make it safer for people using it.

In view of these amendments, I have no further objection to the proposed planning application.

Yours sincerely,

Ann Smith

Ann Smith

BDS

BP

ODS

135,Old Woosehill Lane,Wokingham,RG41 3HR Fax./Tel. 0118 9790107

To: FAO Case officer Mrs. Polnik **From:** Philip Mirfin

Fax: 0118 9746484 **Pages:** 1

Phone: **Date:** 04/04/01

Re: Planning Application No.F/2000/1773 **CC:**

☑ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Dear Mrs. Polnik,

Re: Planning application for 173,Old Woosehill Lane & 136,Reading Road, Wokingham

I would like to further re-iterate my previous objections to this planning application, on the basis of the additional traffic flow anticipated to and from the Woosehill Spine Road end of Old Woosehill Lane.

Both the weight and speed of traffic on this road have increased over the past few years causing at least three known motor traffic accidents and one child injury. The introduction of this additional number of dwellings and associated motor vehicles can only increase this risk.

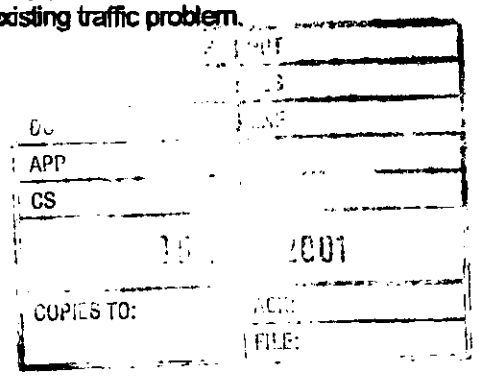
The only acceptable solution would be for vehicles to go straight out to Reading Road, from a Reading Road exit .

Other than this a combination of speed reducing methods with chicanes, road humps and selected width reductions with all traffic from the site having to turn right towards Reading Road would be the minimum acceptable to other residents along Old Woosehill Lane. The latter was discussed previously many years ago following the speed reduction methods introduced onto Simons Lane.

To support these recommendations, I would be happy present my case before the planning committee, I would however suggest that a traffic survey over a seven day period on Old Woosehill Lane would be advisable to give credence to my statement regarding the existing traffic problem.

Yours sincerely

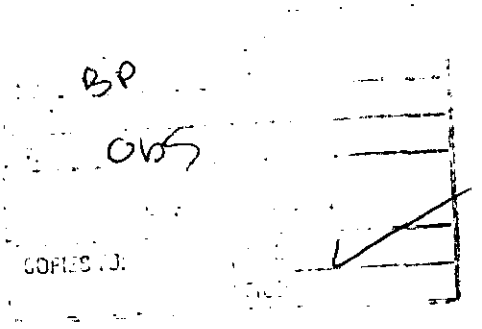
Philip Mirfin



Recd 9.40AM 4.4.01

169 Old Woosehill Lane
Wokingham
Berks
Tel.0118 9780786

Mrs B Polnik,
Wokingham District Council,
Planning Services,
P O Box 157
Shute End,
Wokingham, RG40 1WR.



3rd April 2001

Dear Mrs Polnik,

Planning Application F/2000/1773
173 Old Woosehill Lane & 136 Reading Road, Wokingham.

I refer to your letter of 14th March.

My wife and I are mainly concerned about the height of the proposed buildings at 13m/40ft, compared to our bungalow which is 5.2m/17ft. We will be overlooked by some of the apartments in the proposed buildings with a corresponding loss of our privacy.

This could be countered if the yew tree adjacent to our property is kept, as well as the existing holly, both of which would provide some screening. Additional planting of low growing trees such as cherry and hawthorn would also be helpful particularly if planted adjacent to the new close-boarded fence. Is it possible that the developers can be required to do something along these lines as a condition of planning consent? If the large oak tree adjacent to our property is being retained, then can you require the developers to prune back some of the branches as these overhang our bungalow and garden and have been a continuing source of nuisance to us.

Finally, the addition of possibly seventy plus new neighbours and upwards of forty vehicles will further increase the local congestion and pollution levels. Could not you insist upon the size of the development being scaled down somewhat?

Yours sincerely,

R R Barrett

10 Wildcroft drive
Wokingham
Berkshire
RG40 3HY

Dear Basia

I would like to register my objection to planning application F/2000/1773.

The number of houses involved in this application will certainly generate a high level of traffic and this will be of particular significance at this junction of Old Woosehill lane and reading Road.

There is already a high level of traffic movement due to the garage which is situated at this corner. An additional 24 dwellings would add to traffic congestion which is already very high at peak hours and in addition it would make access and egress at this point of Old Woosehill Lane very difficult for current residents.Old Woosehill Lane is a residential road and although it is used for drivers wanting to cut through from the Woosehill Spine Road to the Reading road [a current problem] this road would now have a substantial junction at the top of this road and in close proximity to a garage.

I would like very serious consideration to be given to the highway implications and for this application to be refused.

Yours

Cllr. Tina Marinos Evendons Ward.

BP

OBS

BP

180 Old Woosehill Lane,
Wokingham, RG 41 3 HQ.

0118-9781284

2nd April, 2001

BP

Your ref: Mrs B. Polnik/F/2000/1773

OBS

Dear Madam,

With reference to your letter of 14th March concerning Appln. No. F2000/1773, this letter should be read in conjunction with our previous letter of objection dated 18th July, 2000.

Traffic

The traffic problems set out in our letter of 18th July are becoming worsened by the increasing number of vehicle movements in Old Woosehill Lane.

(It is noted that the revised plan shows one house instead of two dwellings which slightly revises the vehicle movements).

Danger to Pedestrians

It is noticed that the revised application provides for a wider egress from the site into Old Woosehill Lane, but it is difficult to ascertain whether there will still be problems for (Senior Citizens (short of sight and /or hearing) going to the Post Office/Shops for pensions, etc. and for children riding cycles on the pavement.

Because of the excessive problems which th e development would cause to the residents of this area, we wish to re-iterate our strong ~~application~~ objection to this application.

May we also emphasise (as mentioned in our original letter), the need for consideration by the Council of positive measures to counteract the problems caused by the excessive traffic using Old Woosehill Lane.

Yours faithfully,

E.D. Burt

L.J. & E.D. Burt

Development Control Manager,
Environmental Services Dept,
Shute End,
Wokingham. RG 40 1 WR

P.S Please notify us of the decision made - thank you

Received 3/4/01

Application No.

F/2000/1773. Objection

Site Address 173, Old Woosehill Lane and 136 Reading Rd

Paul G. Sharples
137, Old Woosehill Lane
RG41 3HR

Dear Mr Mitchell,

Further to my perusal of the above application. I wish to object vehemently to the development. The planned access will cause chaos to the Old Woosehill / Reading Road junction. The area is already a safety problem. The increase of so many residents to this overcrowded area will cause bedlam. All of the residents in this area totally oppose this development because of the congestion it will cause. We will fight this development at every opportunity and would therefore welcome your comments in the near future

BP

ODS

Yours concerningly

Paul G. Sharples

Tele 0118-9-783869

137, Old Woosehill Lane
Wokingham
RG41 3HR

Tel. 0118 974 6450

Date: 14 March 2001

Your Ref:

My Ref: Mrs B Polnik / **F/2000/1773**

Mr P G Sharples
137
Old Woosehill Lane
Wokingham
Berkshire
RG41 3HR

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1773

Site Address: 173 Old Woosehill Lane & 136, Reading Road, , Wokingham.

Proposal: Proposed demolition of existing dwellings and redevelopment of site with 22 flats and 2 dwellings car parking, binstores and new access..

Revised/additional plans show: Revised layout and access arrangements and detached house. Drawing nos 8473.001G, 8473/003B.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **04/04/2001**. Any comments received after this date will not be taken into account in determining the application.

The application is available for inspection at Wokingham District Council's offices during the following times: PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday, or at: WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. Closed all day Wednesday)

Please quote reference number **F/2000/1773** in all communications and any response should be addressed to **Mrs B Polnik** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Ross M Hannan
"Ringolevio"
1A Westward Road
Wokingham
Berkshire RG41 3HU

Tel: 0118-978-0826
Fax: 0118-979-5029
Mobile: 0788-074-6650
E-mail: ross_hannan@msn.com

Tuesday, 03 April 2001

Wokingham District Council
Shute End
Wokingham

RE: F/2000/1773

Planning Application for Old Woosehill Lane and Reading Road

Dear Mrs Polnik

I thank you for your letter of March 14, 2001 in respect of the modifications to the above mentioned planning application.

As you are no doubt aware the modified plans do not take account of the issues raised by the residents of Old Woosehill Lane and Westward Road in any way or form. There remains two major concerns with this planning application, namely:

1. Replacing two houses in a low density residential area with two other houses, 22 flats, 24 garages and dustbins for the flats will turn this into a high density residential area.
2. The junction at the northern end of Old Woosehill Lane and the Reading Road will not be able to cope with the additional traffic caused by building in accordance with the proposed plans.

This entire matter unless resolved satisfactorily could potentially impact the value of the surrounding properties.

Again I must express my serious concerns over this application.

Ross Hannan

POL
DC BP
APP
CS C65
09 APR 2001
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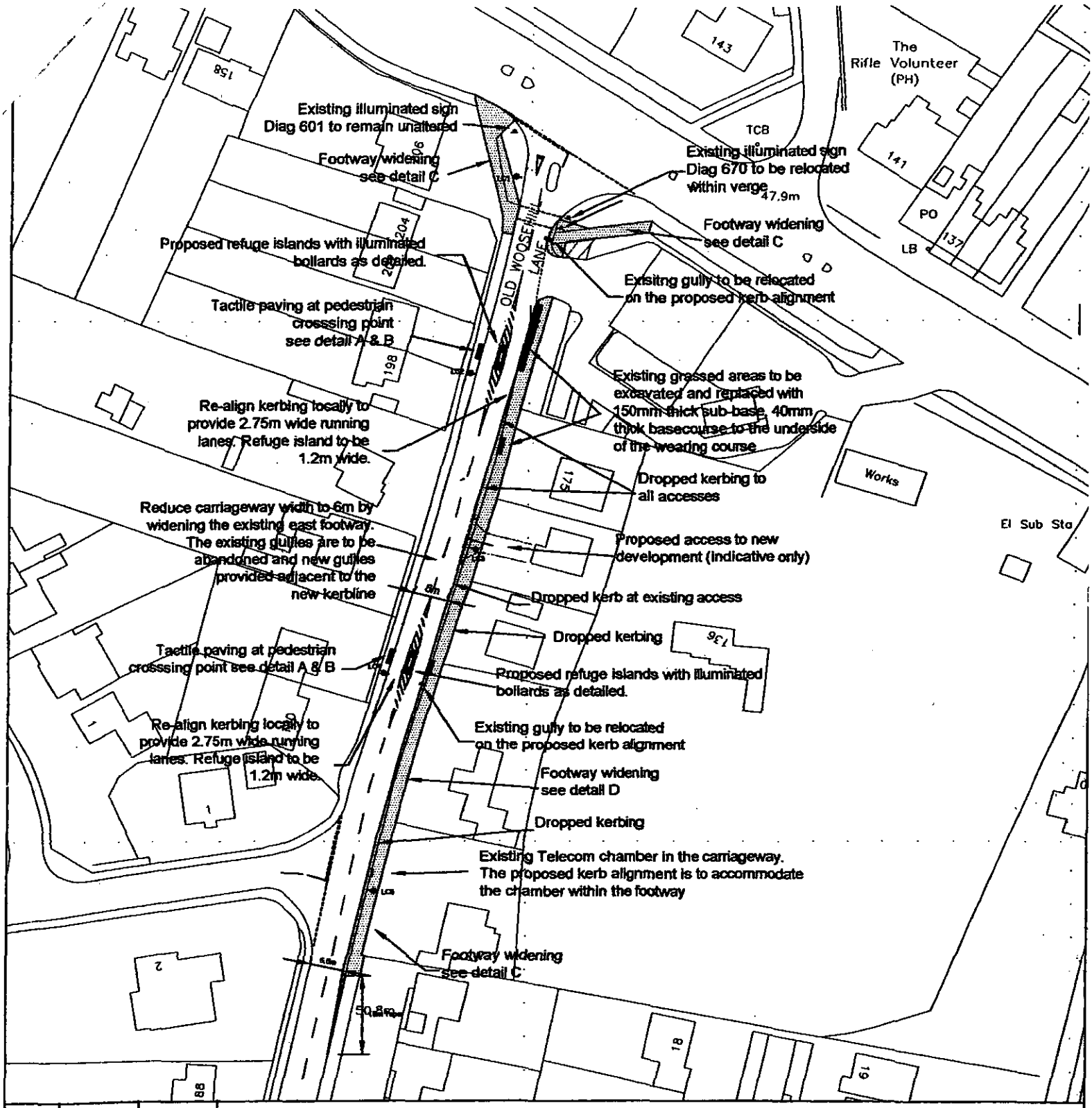

Version	Originated by and date	Checked by and date	Approved by and date

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Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

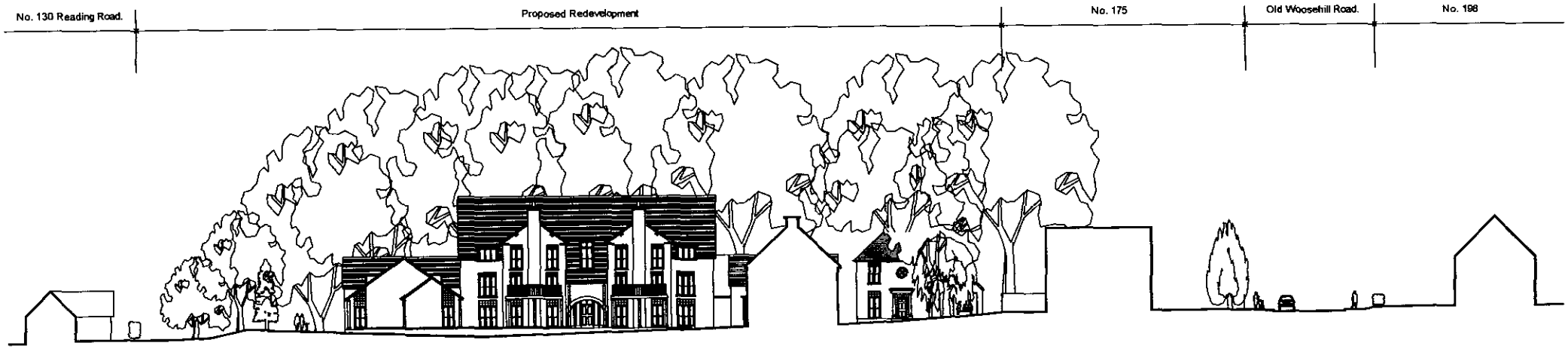
PARKMAN

Certificate no. FS 15024

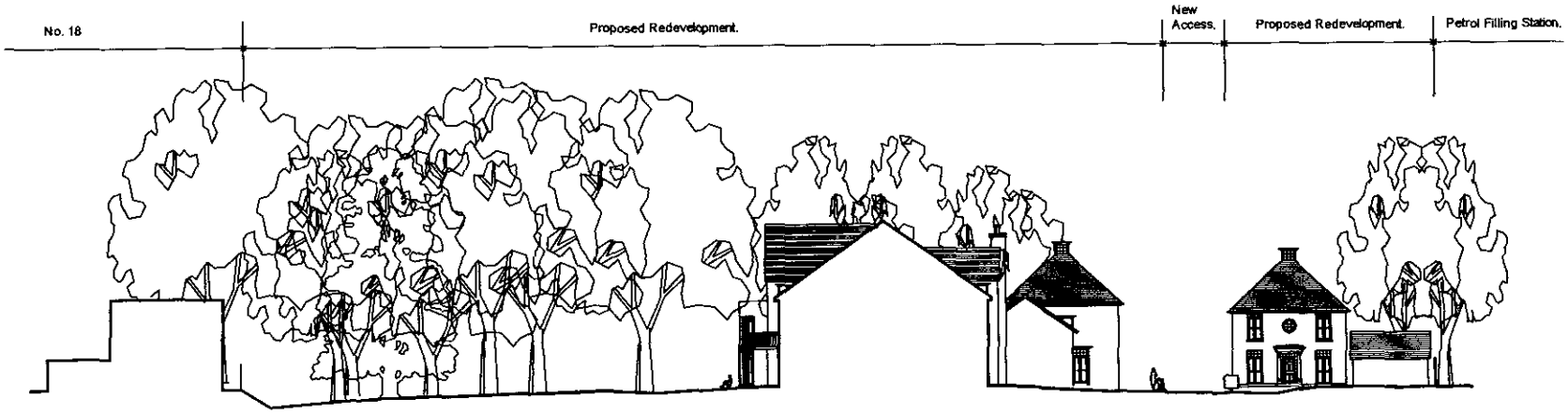
Client	WOKINGHAM DISTRICT COUNCIL
Project	HE8 DEVELOPMENT ADVICE
Drawing Title	OLD WOOSEHILL LANE FOOTWAY WIDENING
Purpose	PRELIMINARY DESIGN
Draft / Issue	
Scale	1:1000
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332-20-OA-03
Version	A

Contractors are not to scale dimensions from this drawing

Revision Date



Longitudinal Site Section A-A.



Longitudinal Site Section B-B.

BroadwayMalyan
Architects & Designers

Client
Persimmon Homes (TV) Ltd.

Project
136 Reading Road, Wokingham

Description
Illustrative Site Sections.

Status
Planning

Scale	Drawn	Date
1:200	JLF	July 2001
Job number	Drawing number	Revision
8473	006	

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