F/2000/15/06

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SHEERLANDS ROAD —

CONDITIONS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thamesway Homes Ltd
C/O HGP Planning Consultancy
Furzehall Farm
Fareham
Hants
PO16 7JH

Application Number: F/2000/1506

Parish: **ARBORFIELD**

Location: **Land At Sheerlands Road, Arborfield, Reading.**

Proposal: **Proposed erection of 17 dwellings with associated access road and parking and demolition of existing dwellings**

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

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

Condition
2. This permission relates to the application as amended by and shall be carried out in accordance with revised layout plan No. 99P9403 Rev D submitted to the Local Planning Authority on 02.08.00 showing 17 houses, retention of TPO trees, 2 x Compton design on plots 12 and 13, and the house on plot 1 re-sited.

Condition
3. 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
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above in the side elevations of the dwellings.

Condition
5. The bathroom and ensuite windows in the first floor side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings 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. No development shall take place until there has been submitted to and approved 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.

Condition
8. 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 first 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 development 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
9. Prior to the commencement of development details of measures to be taken to protect existing trees from damage during development shall be submitted to and approved by the Local Planning Authority and carried out in accordance with the approved details.

Condition
10. Details of routes of all proposed underground services in relation to retain trees shall be submitted to and approved by the Local Planning Authority before development commences. All underground services shall then be installed in accordance with the approved details.

Condition
11. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number T.013/1 The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
12. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
13. 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.

Condition
14. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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
15. There shall be no direct vehicular access from or egress to Tyler Road.

Condition
16. Before development commences 0.4m high trellising shall be provided above 1.8m high close boarded fencing along the boundaries of the site with No.14 Sheerlands Road and with No.12 up to the proposed side gate to Plot 1.

Condition
17. No development shall take place within the application site until the applicant has secured the implementation of a programme of archaeological evaluation and mitigation (including preservation in situ) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Condition
18. Before development commences the ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority shall be consulted at all key stages in this investigation process.

Condition
19. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planing Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor area, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.

Condition
20. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0800 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

Condition
21. 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
22. Before development commences details of proposed gates across the access to the parking court to the rear of plots 14-17 shall be submitted and agreed by the Local Planning Authority. The gates shall then be installed in accordance with the approved details before any of the dwellings on plots 14-17 are occupied.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

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

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. To ensure that existing trees are protected during development.

Reason
10. To ensure that existing trees are protected during development.

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

Reason
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

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

Reason
15. In the interests of safety and security.

Reason
16. In the interests of residential amenity.

Reason
17. To ensure any archaeological history of the site is recorded.

Reason
18. In the interests of the health and safety of future residents.

Reason
19. In the interests of the health and safety of future residents.

Reason
20. In the interests of residential amenity.

Reason
21. To prevent the increase risk of flooding and to improve water quality.

Reason
22. In the interests of security.

Informative
1. For condition No.6 (levels) details of existing ground levels should also be submitted at points close to the boundaries of the site and where houses are proposed whose plots abut the site boundaries. This is to facilitate accurate assessment of the proposed levels in relation to existing ground levels.

Informative
2. For condition No.19 it is recommended that gas protection measures are designed into the construction of the buildings in accordance with the guidance provided in "Building Research Establishment Report 212: construction of new buildings on gas contaminated land".

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

Berkshire Structure Plan : Policies H2, EN1, H9, LD5 and EN6.

Loddon Area Local Plan : Policies LH1, LBE1, LH8, LBE2, LBE9, LT5, LT6, LBE21, LBE22 and LPS1.

Deposit Draft Wokingham District Local Plan : Policies WH2, WOS2, WBE1, WH6, WBE11, WT6, WT7, WHE15, WHE16B and WOS4.

John Mitchell
Development Control Manager
Date: 06/09/2000

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.

24383

SITE AT 14-18 SHEERLANDS ROAD

ARBORFIELD

REPORT ON A GEOTECHNICAL INVESTIGATION

Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

Eastwood & Partners
Premier House
12/13 Hatton Garden
London
EC1N 8NQ

November 2000

1 November 2000

Site at 14-18 Sheerlands Road, Arborfield
Report on a Geotechnical Investigation

(Final Version)

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SDP/8156R/GW/AC/24383

1 November 2000

Site at 15-18 Sheerlands Road, Arborfield

Report on a Geotechnical Investigation

1. Introduction

Eastwood & Partners were instructed by Thameswey Homes Ltd to carry out a geotechnical investigation of the above site. We therefore visited site and dug trial pits on 18 September 2000. The investigation was limited because the houses on the site were still occupied at the time, and so we were unable to dig in the formal front and rear garden areas. Trial pits could only be dug in the rough ground at the rear. Also, the access was only wide enough for a small excavator, which could only dig to depths of just over 2m.

This report is based upon the assumption that you will develop the site with standard two storey houses, and that existing ground levels will not alter significantly. If this is not the case then the advice given in this report may not be appropriate.

2. Site Description

The site consists of three dwelling houses and their extended gardens to the rear. The boundaries of the site are formed by Sheerlands Road to the north and Tyler Drive to the east, further gardens to the south and a recent housing development to the east.

A number of mature trees are present along the western boundary, and on both sides of Sheerlands Road and Tyler Drive alongside the site. The tree species include oaks, ash, hazel, sycamore, cypress, scots pine and poplar.

A detailed tree survey was made available to us. It is clear from this and from the presence of numerous logs on site that a number of trees had been felled just before our visit.

The ground slopes approximately 2m down towards the north-east corner over a distance of 120m.

3. Geology

The 1:63,360 British Geological Survey Map (Sheet 268) indicates that the site is underlain by London Clay. London Clay is generally a blue, grey clay which weathers to a brown colour near the surface.

4. EnviroCheck Report

Eastwood & Partners commissioned an Envirocheck report as part of the background search for this site. A copy of this report can be found in Appendix E.

The historical maps show the houses currently on the site appeared between 1932 and 1961. Before this, the site was part of a field dating back before 1872.

In the area surrounding the site, the main source of possible contamination is the brick and tile works which is just beyond the south west boundary of the site. These works appeared around 1932 and were still present in 1990. They include some buildings adjacent to the site boundary, and also a clay pit at a distance from the site of around 50 metres.

This clay pit has subsequently been used as a landfill site. Information suggests that this site was licensed for commercial, household and inert industrial waste. The licence for landfilling ended in 1977.

Included in Appendix F is a letter from Wokingham District Council which sets out the information they hold about the brick and tile works, and other contamination issues. This states that a gas-venting trench now surrounds the brick works, and it has also been capped as well as remediation works taking place.

5. Landfill Gas

Gas spike tests were carried out by A P Geotechnics on 28 September 2000. Gas spikes were put down at nine different locations as shown on drawing 24383/1A in Appendix A. The results of these tests are also in this appendix.

The tests recorded negligible levels of methane and carbon dioxide on the site. Spike tests are not highly accurate, and in view of the presence of an old landfill just beyond the south western boundary, we recommend some further investigation before you develop the site. Firstly, the Local Authority should be asked to provide copies of any available reports on the old brick works site. The underlying soil is clay, which will clearly inhibit gas migration, and there is a gas venting trench around the landfill. However, it would be prudent to put down some gas boreholes near the south west corner and monitor them say fortnightly for three months.

6. Radon

The site lies in an area where radon precautions are not required.

7. Details of Trial Pits

A limited trial pit investigation was carried out under the supervision of Eastwood & Partners on 18 September 2000. Six trial pits were dug in the locations shown on 24383/Fig 1 and the detailed logs of the strata encountered are enclosed as Figs 2 to 7. Unfortunately, it was not possible to excavate pits behind No. 12 or in front of No.14.

All excavations encountered London Clay beneath an average of 200-400mm of topsoil. The London Clay was on the whole fairly uniform across the site. It is in its brown weathered state, starting off as firm brown sandy clay under the topsoil, becoming soft to firm with depth.

No groundwater was encountered in any of the trial pits, and the sides of the pits remained stable during the dig. This may not always be the case, but major inflows of groundwater are not expected on this clay site.

Some trial pits had stiffer clay near the surface. This indicates that there has been some desiccation by trees.

There is an old landfill to the south west, and it is just possible that the infilled excavation extends across the site boundary. Records are not always accurate, and we have known instances where pits have become larger and been infilled between the dates of historical maps. A suitable financial allowance should be made for dealing with any such filled areas which were not picked up by this limited investigation.

8. Laboratory Tests

A total of ten samples were collected during the trial pit survey, and sent for testing by A P Geotechnics. Two of these samples were also included in tests for contaminants in soils.

The results of the tests can be found in Appendix C.

The test results for contamination have only one value which exceeds the trigger levels for private gardens. Arsenic is present in one sample at 11mg/kg, which is just above the trigger level of 10mg/kg. However, arsenic concentrations of up to 40mg/kg often occur naturally and so we consider that this slightly elevated level of arsenic is not significant.

The geotechnical tests show 2 samples with low shrinkage, 4 samples with medium shrinkage and 3 that are borderline. Erring on the side of caution, the site can generally be taken as being underlain by medium shrinkage soil.

9. Soakage Tests

A soakage test was carried out in trial pit number TP6. The pit was filled with water via a hosepipe to a depth of around 1m. The water level was then monitored over a period of time to assess the rate at which it would dissipate.

After a period of 30 minutes the water level had not changed. After another half an hour the water level had gone down by just 1cm. At this stage it was considered that the infiltration rate was too low to be practical for any designed soakaway. The uniformity of the clay material also suggests that similar results would be obtained at other areas of the site.

10. Discussion

10.1. Foundations

Our investigations suggest that the site is underlain by firm London Clay.

Readings of unconfined compressive strength taken with a pocket penetrometer indicate an allowable bearing pressure on the clay of 100kN/m^2 at around 1m depth. This is sufficient to adopt 450mm wide trenchfill foundations for normal Thameswey Homes two storey houses on this site, increasing to 600mm wide footings for party walls in terraces.

The clay has medium shrinkage, therefore a minimum founding depth of 900mm below the deeper of original or proposed ground level is required. This assumes that all proposed landscaping is in accordance with the attached "Rules for New Planting". For houses within the influence of existing or felled trees, the founding depths should be increased in accordance with the recommendations of the NHBC standards. Depths of up to 2.9m may be required for houses very close to trees with a high water demand such as oaks.

Precautions against soil heave will be required for all footings with a calculated founding depth greater than 1.5m due to the influence of trees. You should allow for placing a 75mm thickness of low density polystyrene from the top of the footing down to a depth of 500mm above formation level against the inside face of perimeter footings. The trenches will need to be dug wider to accommodate this. A smooth vertical face is required for the external side of these footings and this can be achieved by casting against a sheet of polythene.

Footings with a depth greater than 2.5m due to trees should be reinforced with B785 mesh top and bottom as a precaution against the effects of ground movement. In extreme cases, for example if houses are located directly over

large, high water demand felled trees such as oaks, piling should be considered as a solution which gives less risk of future damage, and is possibly more economical than deep trenchfill. The piles will need to be sleeved over the top 3m, and the ground beams protected against heave by the use of Cellcore below the ground beams, and polystyrene on the sides.

10.2 Ground Floors

Since there is a clay of medium shrinkability present, we recommend the use of precast floors with a 175mm void beneath throughout this site. Underfloor drainage will be required as specified in Clause 3.14 of section C4 of the Building Regulations.

10.3 Chemical Precautions

The laboratory tests show that Class 1 sulphate conditions to BRE Digest 315 apply. Designated mix GEN 3 to BS5328 Part 1: 1997 should be used for all mass concrete foundations.

10.4 Excavations

Excavation of the trial pits can be described as easy to moderately easy and the sides of the pits remained stable. Support will be required in accordance with current Health & Safety Regulations wherever access is required to trenches deeper than 1.2m.

10.5 Roads

We would expect CBR values on the London Clay in the range 2-5%. It is likely that a 350mm thick capping layer will be required below adoptable roads. As usual, you should arrange for insitu CBR testing along the line of the roads just before construction commences.

10.6 Surface Water Drainage

Normal soakaway drainage is unlikely to be suitable on this heavy clay site.

11. Summary

11.1 The site is underlain by medium shrinkage London Clay

11.2 Footings for normal two-storey houses can consist of 450mm wide trenchfill, increasing to 600mm wide for party walls of terraces.

11.3 Footing depths should comply with NHBC Standard 4.2. Piling may be more economical for plots which would otherwise require very deep trenchfill.

11.4 Ground floors should be precast with a 175mm void beneath.

11.5 CBR values of 2-5% are predicted

11.6 Normal soakaways are unlikely to be suitable.

11.7 There is no significant contamination.

11.8 There is an old landfill to the south west. No significant concentrations of gas were found in spike tests. However, some further investigation is recommended.

S D Preston

APPENDIX A

Trial Pit Location Plan

APPENDIX B

Trial Pit Logs

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 1**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7456 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 450	Topsoil
450 - 2300	Firm light brown sandy CLAY P=160kN/m^2 at 1100mm
	Sample 1 taken @ 1600mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 2

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	PIT NO: 2
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners Consulting Engineers Premier House London [illegible] tel 020 [illegible] fax 020 [illegible]
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 150	Topsoil
150 - 2300	Light brown soft to firm sandy CLAY P =120kN/m^2 at 1000mm Sample 1 taken at 1500mm P = 110kN/m^2 @ 1800mm Roots extend down to 600mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 3

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	PIT NO: 3
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London [illegible] tel 020 [illegible] fax 020 [illegible]
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 200	Topsoil
200 - 2200	Firm brown sandy CLAY P= 200kN/m^2 at 800mm Sample 1 taken at 1200mm Land drain hit at 800mm P = 170kN/m^2 @ 1700mm Sample 2 taken at 2100mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 4

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	PIT NO: 4
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners Consulting Engineers Premier House London [illegible] tel 020 [illegible] fax 020 [illegible]
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 300	Topsoil
300 - 2100	Stiff light brown sandy CLAY becoming firm with depth. P = 300kN/m^2 @ 800mm Sample 1 taken at 900mm Sample 2 taken at 2000mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 5

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO:**
SITE:	Arborfield Garrison	6
JOB NO:	24383	Eastwood & Partners
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 300	Topsoil
300 - 2200	Soft to firm brown sandy CLAY P = 100kN/m^2 @ 1000mm Sample 1 taken at 1200mm P = 100kN/m^2 @ 1800mm Sample 2 taken at 2000mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 6

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	PIT NO: 8
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House [illegible]
DATE DUG:	18 September 2000	

DEPTH(mm)	DESCRIPTION
0 – 400	Topsoil
400 - 2200	Soft to firm light brown sandy CLAY
	P = 140kN m^2 @ 1200mm Sample 1 taken at 1500mm
	P = 120kN m^2 @ 2200mm Sample 2 taken at 2200mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 7

APPENDIX C

Laboratory Test Results

SUMMARY OF LABORATORY TEST RESULTS

Project: ARBORFIELD
Client: Thamesway Homes
Agent: Eastwood & Partners

Project No: 1796
Your ref: 24383
Sheet No: 1/1

Loc'n	Sample No	Depth	Description	CLASSIFICATION							TRIAXIAL COMPRESSION					CHEMICAL			
				Natural Moisture Content	Liquid Limit	Plastic Limit	Plast. Index	Passing 425µm	Class	Type	Radial Stress	Bulk Density	Moisture Content	Deviator Stress	Cohesion	Sulphate (SO4) Water	Soil (Sol)	pH	Class (see Note 1)	Organic Content
		m		%	%	%	%	%			kPa	Mg/m³	%	kPa	kPa	g/l	g/l			%
TP1	S2			19	46	19	27	100	CI											
TP2	S1			22	40	19	21	100	CI								0.46	7.65	1	
TP3	S1			26	41	21	20	100	CI								0.19	7.24	1	
	S2			22	41	22	22	100	CI								0.11	7.21	1	
TP4	S1			20	47	20	27	100	CI								0.21	7.24	1	
	S2			24	39	23	16	100	CI								0.01	7.58	1	
TP6	S1			25	46	22	24	100	CI								0.24	7.24	1	
	S2			23	38	19	19	100	CI								0.34	7.02	1	
TP8	S1			21	36	19	17	100	CI											
	S2			24	38	21	17	100	CI								0.08	6.98	1	

Note 1 BRE Digest 363 Table 1

SUMMARY OF LABORATORY TEST RESULTS

CONTAMINANTS IN SOIL

Project: ARBORFIELD
Client: Thamesway Homes
Agent: Eastwood & Partners

Ref. No: 24383
Project No: 1796
Sheet No: 1/1

Location	Sample	Depth m	Arsenic	Cadmium	Chromium total	Chromium hex.	Lead	Mercury	Selenium	Boron water soluble	Copper	Nickel	Zinc	Total PAH screening	Hydrocarbon Oils by IR	Monohydric Phenol	Cyanide total	Cyanide free	Cyanide complex	Thiocyanate	Sulphate (SO4) total	Sulphate (SO4) sol. g/l	Sulphide	Elemental Sulphur	pH
TP1	S2		10	<0.5	30	<5	11	<0.3	<0.5	<0.5	10	12	40	<10		<3	<5					<0.01	<10	<100	6.4
TP8	S1		11	<0.5	22		10	<0.3	<0.5	0.7	11	21	40	<10		<3	<5					<0.01	<10	<100	7.2
Residential	(1)	10	3	600	25	500	1	3	3	130	70	300	50	50	5		25	250		50	2400		250	5000	<5
Levels	(2)	40	15	1000	25	2000	20	6	3	130	70	300	1000	5000	5		100	250		50	2400		250	5000	

Usage level (1) refers to private gardens, level (2) to landscaped areas, hard cover and buildings

Results denoted thus XX, exceeds level (1)

XX exceeds level (2)

All units are mg/kg dry weight of soil unless otherwise stated, except for pH which is dimensionless

APPENDIX D

Rules For New Planting

RULES FOR NEW PLANTING

On Clay sites. the minimum founding depths given in NHBC Standard 4.2 can only be used for footings which are clear of the zone of influence of felled or retained trees provided new tree planting is restricted. The closest planting distances which allow these minimum depths to be used are as follows:-

LOW water demand trees	-	0.50 x mature height
MODERATE water demand trees	-	0.75 x mature height
HIGH water demand trees	-	1.24 x mature height

The closest planting distances for common species are given below:

Species	Closest distance to a foundation (m)
Lower Water Demand	
Birch	7.0
Beech	10.0
Holly	6.0
Moderate Water Demand	
London plane	19.5
Alder	13.5
Sycamore	16.5
Ash	17.5
Cherry	13.0
Laburum	9.0
Lime	16.5
Maple	13.5
Mountain Ash	8.5
Whitebeam	9.0
High Water Demand	
Oak	30.0
Willow	30.0
Poplar	35.0
Elm	30.0

APPENDIX E

Enviro Check Report

Envirocheck™
A Landmark Product

Envirocheck ™ Report On:

Report on:
Sheerlands Road
ARBORFIELD
Berkshire

National Grid Reference :
476500, 165500

Prepared For :
Eastwood & Partners Ltd
Premier House
12/13 Hatton
LONDON
EC1N 8NQ

Your Reference:
Graeme White,24383

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BGS Borehole Order Form

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity Data Sheet places great emphasis on statutory data provided by the Environment Agency and the Scottish Environment Protection Agency; it also incorporates data from English Nature (and the Scottish and Welsh equivalents), the Environment Agency (and the Scottish equivalent) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the legend database to 1km from a single point provided by the client

In the attached datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers

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Data Type	0 to 50m	51 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological				
Air Pollution Controls				
Discharge Consents				1
Enforcement and Prohibition Notices				
Integrated Pollution Controls				
Nearest Surface Water Feature	Yes			
Pollution Incidents to Controlled Waters				5
Prosecutions Relating to Authorised Processes				
Prosecutions Relating to Controlled Waters				
Red List Discharge Consents				
Registered Radioactive Substances				2
River Quality				
Water Abstractions				
Groundwater Vulnerability	Yes			
Waste				
BGS Recorded Landfill Sites				
Integrated Pollution Control Registered Waste Sites				
Registered Landfill Sites	2			3
Registered Waste Transfer Sites				
Registered Waste Treatment or Disposal Sites				1
Hazardous Substances				
Control of Major Accident Hazards Sites (COMAH)				
Explosive Sites				
Notification of Installations Handling Hazardous Substances (NIHHS)				
Planning Hazardous Substance Consents				
Planning Hazardous Substance Enforcements				
Geological				
BGS Boreholes		1	4	64
BGS Recorded Mineral Sites				
BGS 1:625,000 Surface Geology	Yes			
Coal Mining Affected Areas				
Radon Affected Areas				

Data Type	0 to 50m	51 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Industrial Land Use				
Contemporary Trade Directory Entries		1		15
Fuel Station Entries				
Post 1998 Planning Applications (of possible contaminative use)		2		3
Sensitive Land Uses				
Areas of Adopted Green Belt				
Areas of Unadopted Green Belt				
Areas of Outstanding Natural Beauty				
Enviromentally Sensitive Areas				
Forest Parks				
Local Nature Reserves				
Marine Nature Reserves				
National Nature Reserves				
National Parks				
National Scenic Areas				
Nitrate Sensitive Areas				
Nitrate Vulnerable Zones				
Ramsar Sites				
Sites of Special Scientific Interest				
Special Areas of Conservation				
Special Protection Areas				

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Discharge Consents				
1	Operator: Mr. R. Lilley Property Type: Domestic Property (Single) Location: Corderys Barn,Church Lane,Farley Hill,READING,Berkshire Authority: Environment Agency Catchment Area: Not Given Reference: CATM.2441 Issued: 28th August 1996 Discharge Type: Sewage Effluent Discharge Environment: Freshwater Stream/River Receiving Water: Tributary Of The River Loddon Positional Accuracy: Located by supplier to within 100 m	W	868	1	475700 165170
	Pollution Incidents to Controlled Waters				
2	Name: Unknown Operator Property Type: Not Given Location: FARLEY HILL Authority: Environment Agency Pollutant: Unknown Sewage Note: Confirmed As A Pollution Incident Incident Date: 9th December 1990 Incident Reference: WE900668 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Severity of Incident: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100 m	W	922	1	475600 165300
	Pollution Incidents to Controlled Waters				
3	Name: Unknown Operator Property Type: Not Given Location: BARKHAM Authority: Environment Agency Pollutant: Miscellaneous - Natural Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: WE910456 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Severity of Incident: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100 m	E	922	1	477400 165700
	Pollution Incidents to Controlled Waters				
4	Name: Unknown Operator Property Type: Not Given Location: ARBORFIELD Authority: Environment Agency Pollutant: Oils - Unknown Note: Confirmed As A Pollution Incident Incident Date: Not Supplied Incident Reference: WE920097 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Severity of Incident: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100 m	N	825	1	476300 166300

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Pollution Incidents to Controlled Waters				
5	Name: Unknown Operator Property Type: Not Given Location: FARLEY HILL Authority: Environment Agency Pollutant: Unknown Sewage Note: Not Supplied Incident Date: Not Supplied Incident Reference: S296007-I Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Severity of Incident: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100 m	W	955	1	475700 165200
	Pollution Incidents to Controlled Waters				
6	Name: Unknown Operator Property Type: Not Given Location: WOKINGHAM Authority: Environment Agency Pollutant: General Note: Not Supplied Incident Date: 10th September 1998 Incident Reference: THSE199804081 8 Catchment Area: Not Given Receiving Water: Not Given Cause of Incident: Not Given Severity of Incident: Category 3 - Minor Incident Positional Accuracy: Located by supplier to within 100 m	NE	703	1	477000 166000
	Registered Radioactive Substances				
7	Name: M O D Location: School Of Electronic Engineering,Hazelbrouck Barracks,Arborfield,READING,Berksnire,RG2 9NH Authority: Environment Agency Permit Reference: AM4797 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under S7 or S10 RSA for 1 or more closed sources =< 4 Terabecquerels also for storage in transit made by the Ministry of Defence Status: Application has been authorised and any conditions apply to the operator Positional Accuracy: Unknown	NE	747	1	476870 166150
	Registered Radioactive Substances				
7	Name: M O D Location: School Of Electronic Engineering,Hazelbrouck Barracks,Arborfield,READING,Berkshire,RG2 9NH Authority: Environment Agency Permit Reference: AM4762 Dated: 31st March 1991 Process Type: Registration under S7 RSA for the keeping and use of Radioactive materials (was RSA60 S1) Description: Registration under the Act of an open source which is not the subject of an authorisation, or an application for an authorisation made by the MOD Status: Application has been authorised and any conditions apply to the operator Positional Accuracy: Unknown	NE	743	1	476870 166140
	Water Abstractions				
	Operator: The Hon P M Samuel Licence Number: 28/39/24/0079 Location: Farley Hall,FARLEY HILL,Berkshire Authority: Environment Agency Abstraction: Agriculture (General) Source: Groundwater Daily Rate (m3): 3 Yearly Rate (m3): 1045 Details: Bagshot Beds Positional Accuracy: Located by supplier to within 100 m	SW	1699	1	475000 164700

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Groundwater Vulnerability				
	Geological Classification: Non Aquifer (Negligibly permeable) - Formations which are generally regarded as containing insignificant quantities of groundwater. However, groundwater flow thorough such rocks, although imperceptible, does take place and needs to be considered in assessing the risk associated with persistent pollutants	-	0	2	476500 165500
	Soil Classification: Not classified				
	Map Sheet: Sheet 39 West London				
	Scale: 1:100,000				
	Drift Deposits				
	Description None	-	-	-	-

Map ID	Details		Compass Direction	Estimated Distance From Site	Contact	NGR
	Registered Landfill Sites					
8	Licence Holder:	Tyler Goodearl Ltd	E	854	3	477300 165000
	Licence Reference:	54/12/4/170				
	Site Location:	Coleshill Farm,Nine Mile Ride,Finchampstead,WOKINGHAM,Berkshire				
	Operator Location:	as site address				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Landfill				
	Maximum Input Rate:	Undefined				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Licence lapsed/cancelled/defunct/not applicable/surrendered				
	Dated:	Not Supplied				
	Preceded By Licence:	Not Given				
	Superceded By Licence:	54/12/4/183				
	Positional Accuracy:	Approximate location provided by supplier				
	Waste Types on Site:					
	Authorised Waste	Old Licence - Wastes Not To Hand				
	Registered Landfill Sites					
9	Licence Holder:	D R Walker (Plant Hire)	E	957	3	477900 165100
	Licence Reference:	54/12/4/183				
	Site Location:	Coleshill Farm,Nine Mile Ride,Finchampstead,WOKINGHAM,Berkshire				
	Operator Location:	227 Hyde End Road,Spencers Wood,READING,Berkshire,R7 1BU				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Landfill				
	Maximum Input Rate:	Undefined				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Licence lapsed/cancelled/defunct/not applicable/surrendered				
	Dated:	1st September 1984				
	Preceded By Licence:	54/12/4/170				
	Superceded By Licence:	Not Given				
	Positional Accuracy:	Approximate location provided by supplier				
	Waste Types on Site:					
	Authorised Waste	Constr'N/Demol. Inert/Non-Haz/Non-Tox Excavated Natural Materials $ Hardcore And Rubble				
	Registered Landfill Sites					
10	Licence Holder:	Berkshire C.C.	SW	0	3	476300 165200
	Licence Reference:	54/12/5/ 8				
	Site Location:	Clay Pit at Sheerlands Road,Arborfield,WOKINGHAM,Berkshire				
	Operator Location:	Shire Hall,Shinfield Park,READING,Berkshire,RG2 9XG				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Landfill				
	Maximum Input Rate:	Large (< 250,000 tonnes/year)				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Licence lapsed/cancelled/defunct/not applicable/surrendered				
	Dated:	1st September 1977				
	Preceded By Licence:	Not Given				
	Superceded By Licence:	Not Given				
	Positional Accuracy:	Approximate location provided by supplier				
	Waste Types on Site:					
	Authorised Waste	Commercial Waste Household Waste Ind. Inert Waste				
	Prohibited Waste	Difficult Wastes				

Map ID	Details		Compass Direction	Estimated Distance From Site	Contact	NGR
	Registered Landfill Sites					
11	Licence Holder:	T N Chivers	E	737	3	477700 165200
	Licence Reference:	54/12/4/230				
	Site Location:	Moor Farm,Park Lane Finchampstead,WOKINGHAM,Berkshire				
	Operator Location:	as site address				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Landfill				
	Maximum Input Rate:	Undefined				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Licence lapsed/cancelled/defunct/not applicable-surrendered				
	Dated:	1st March 1988				
	Preceded By Licence:	Not Given				
	Superceded By Licence:	Not Given				
	Positional Accuracy:	Approximate location provided by supplier				
	Waste Types on Site:					
	Authorised Waste	Inert Builders/Demol'N Waste Inert Excavated Natural Mat'Ls, Soil				
	Prohibited Waste	Waste N.O.S.				
	Registered Landfill Sites					
12	Licence Holder:	R Hind	W	39	3	476000 165700
	Licence Reference:	54/12/4/109				
	Site Location:	The Piggery,Wokingham Lane,Arborfield,WOKINGHAM,Berkshire				
	Operator Location:	as site address				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Landfill				
	Maximum Input Rate:	Undefined				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Licence lapsed/cancelled/defunct/not applicable/surrendered				
	Dated:	Not Supplied				
	Preceded By Licence:	Not Given				
	Superceded By Licence:	Not Given				
	Positional Accuracy:	Approximate location provided by supplier				
	Waste Types on Site:					
	Authorised Waste	Inert Waste Old Licence - Wastes Not To Hand				

Map ID	Details		Compass Direction	Estimated Distance From Site	Contact	NGR
	Registered Waste Treatment or Disposal Sites					
13	Licence Holder:	L Dunne t/a Berkshire Car Spares	N	609	3	476400 166100
	Licence Reference:	54/12/4419				
	Site Location:	The Copse,Eversley Road,Arborfield,WOKINGHAM,Berkshire,RG2 9PN				
	Operator Location:	as site address				
	Authority:	Environment Agency - Thames Region				
	Site Category:	Scrapyard				
	Maximum Input Rate:	Very Small (<10,000 tonnes/year)				
	Waste Source Restrictions:	No known restriction on source of waste				
	Licence Status:	Operational as far as is known				
	Dated:	1st March 1996				
	Preceded By Licence:	Not Given				
	Superceded By Licence:	Not Given				
	Positional Accuracy:	Unknown				
	Waste Types on Site:					
	Authorised Waste	Engines, Gearboxes, Axle Assemblies Lead/Acid Batteries Max.Waste Permitted By Licence Motor Vehicles Other Motor Vehicle Parts				
	Prohibited Waste	Any Metal In Fine Powder Form Liquid/Sludge Waste N O S. Special Wastes N.O.S Sub'S Control. Radioactive Subs Act'60 Waste Containing Flammable Solvents Waste Containing Pcbs Waste Containing Phenols/Derivatives Waste N.O.S. Waste With Flash Pt < 40 C				

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes				
14	Quarter Sheet: SU76NE Permit Reference: 75 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 42	NE	439	4	476900 165080
	BGS Boreholes				
14	Quarter Sheet: SU76NE Permit Reference: 76 Drilled Length (m): 15 Borehole Name: ARBORFIELD GARRISON BH 43	NE	409	4	476870 165070
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 28 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON TP 1	SE	560	4	476870 165080
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 29 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 2	SE	564	4	476870 165080
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 30 Drilled Length (m): Not Supplied Borehole Name: ARBORFIELD GARRISON TP 3	SE	567	4	476880 165080
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 31 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 4	SE	564	4	476880 165090
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 32 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON TP 5	SE	560	4	476880 165090
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 33 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 6	SE	556	4	476870 165090
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 34 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON TP 7	SE	553	4	476870 165090
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 35 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 8	SE	557	4	476870 165080
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 36 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 9	SE	561	4	476870 165080
	BGS Boreholes				
15	Quarter Sheet: SU76NE Permit Reference: 37 Drilled Length (m): 4 Borehole Name: ARBORFIELD GARRISON TP 10	SE	565	4	476870 165070

Map ID	Details		Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes					
15	Quarter Sheet:	SU76NE	SE	868	4	476970
	Permit Reference:	38				165070
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON TP 11				
	BGS Boreholes					
16	Quarter Sheet:	SU76NE	NE	643	4	477010
	Permit Reference:	72				165390
	Drilled Length (m):	10				
	Borehole Name:	ARBORFIELD GARRISON BH 39				
	BGS Boreholes					
16	Quarter Sheet:	SU76NE	NE	665	4	477030
	Permit Reference:	101				165300
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 63				
	BGS Boreholes					
17	Quarter Sheet:	SU76NE	E	864	4	477340
	Permit Reference:	83				165300
	Drilled Length (m):	10				
	Borehole Name:	ARBORFIELD GARRISON BH 50				
	BGS Boreholes					
17	Quarter Sheet:	SU76NE	E	883	4	477360
	Permit Reference:	84				165300
	Drilled Length (m):	6				
	Borehole Name:	ARBORFIELD GARRISON BH 51				
	BGS Boreholes					
17	Quarter Sheet:	SU76NE	E	871	4	477340
	Permit Reference:	85				165270
	Drilled Length (m):	6				
	Borehole Name:	ARBORFIELD GARRISON BH 52				
	BGS Boreholes					
17	Quarter Sheet:	SU76NE	E	891	4	477360
	Permit Reference:	86				165270
	Drilled Length (m):	6				
	Borehole Name:	ARBORFIELD GARRISON BH 53				
	BGS Boreholes					
18	Quarter Sheet:	SU76NE	NE	885	4	477150
	Permit Reference:	69				166100
	Drilled Length (m):	6				
	Borehole Name:	ARBORFIELD GARRISON BH 36				
	BGS Boreholes					
18	Quarter Sheet:	SU76NE	NE	934	4	477180
	Permit Reference:	93				166140
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 60				
	BGS Boreholes					
19	Quarter Sheet:	SU76NE	E	895	4	477350
	Permit Reference:	126				165220
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 94				
	BGS Boreholes					
19	Quarter Sheet:	SU76NE	E	927	4	477370
	Permit Reference:	128				165180
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 96				
	BGS Boreholes					
20	Quarter Sheet:	SU76NE	NE	955	4	476870
	Permit Reference:	59				166380
	Drilled Length (m):	2				
	Borehole Name:	ARBORFIELD GARRISON BH 26				

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes				
20	Quarter Sheet: SU76NE Permit Reference: 60 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 27	NE	971	4	476910 166380
	BGS Boreholes				
21	Quarter Sheet: SU76NE Permit Reference: 90 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 57	NE	993	4	477200 166210
	BGS Boreholes				
21	Quarter Sheet: SU76NE Permit Reference: 91 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 58	NE	994	4	477220 166170
	BGS Boreholes				
22	Quarter Sheet: SU76NE Permit Reference: 57 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 24	NE	995	4	477270 166130
	BGS Boreholes				
22	Quarter Sheet: SU76NE Permit Reference: 94 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 61	NE	991	4	477280 166110
	BGS Boreholes				
23	Quarter Sheet: SU76NE Permit Reference: 26 Drilled Length (m): Not Supplied Borehole Name: ARBORFIELD GARRISON BH1-6 7 8	NW	224	4	476300 165600
	BGS Boreholes				
24	Quarter Sheet: SU76NE Permit Reference: 61 Drilled Length (m): 9 Borehole Name: ARBORFIELD GARRISON BH 28	NE	847	4	476830 166280
	BGS Boreholes				
25	Quarter Sheet: SU76NE Permit Reference: 62 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 29	NE	927	4	477030 166260
	BGS Boreholes				
26	Quarter Sheet: SU76NE Permit Reference: 63 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 30	NE	793	4	476830 166220
	BGS Boreholes				
27	Quarter Sheet: SU76NE Permit Reference: 64 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 31	NE	867	4	477010 166200
	BGS Boreholes				
28	Quarter Sheet: SU76NE Permit Reference: 65 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 32	N	731	4	476740 166190
	BGS Boreholes				
29	Quarter Sheet: SU76NE Permit Reference: 66 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 33	NE	763	4	476930 166130

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes				
30	Quarter Sheet: SU76NE Permit Reference: 67 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 34	NE	610	4	476740 166060
	BGS Boreholes				
31	Quarter Sheet: SU76NE Permit Reference: 68 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 35	NE	766	4	477030 166080
	BGS Boreholes				
32	Quarter Sheet: SU76NE Permit Reference: 70 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 37	NE	701	4	477010 165930
	BGS Boreholes				
33	Quarter Sheet: SU76NE Permit Reference: 71 Drilled Length (m): 15 Borehole Name: ARBORFIELD GARRISON BH 38	NE	809	4	477150 165980
	BGS Boreholes				
34	Quarter Sheet: SU76NE Permit Reference: 73 Drilled Length (m): 6 Borehole Name: ARBORFIELD GARRISON BH 40	NE	753	4	477150 165880
	BGS Boreholes				
35	Quarter Sheet: SU76NE Permit Reference: 74 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 41	NE	453	4	476890 165730
	BGS Boreholes				
36	Quarter Sheet: SU76NE Permit Reference: 77 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 44	NE	327	4	476790 165650
	BGS Boreholes				
37	Quarter Sheet: SU76NE Permit Reference: 78 Drilled Length (m): 10 Borehole Name: ARBORFIELD GARRISON BH 45	E	995	4	477460 165760
	BGS Boreholes				
38	Quarter Sheet: SU76NE Permit Reference: 88 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 55	NE	999	4	477070 166320
	BGS Boreholes				
39	Quarter Sheet: SU76NE Permit Reference: 89 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 56	NE	933	4	477080 166230
	BGS Boreholes				
40	Quarter Sheet: SU76NE Permit Reference: 92 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 59	NE	846	4	477040 166150
	BGS Boreholes				
41	Quarter Sheet: SU76NE Permit Reference: 95 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 62	NE	664	4	476840 166070

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes				
42	Quarter Sheet: SU76NE Permit Reference: 96 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 63	NE	693	4	476920 166030
	BGS Boreholes				
43	Quarter Sheet: SU76NE Permit Reference: 97 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 64	NE	666	4	476950 165990
	BGS Boreholes				
44	Quarter Sheet: SU76NE Permit Reference: 100 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 67	NE	575	4	476830 165970
	BGS Boreholes				
45	Quarter Sheet: SU76NE Permit Reference: 102 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 69	NE	819	4	477190 165940
	BGS Boreholes				
46	Quarter Sheet: SU76NE Permit Reference: 104 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 71	NE	583	4	476950 165870
	BGS Boreholes				
47	Quarter Sheet: SU76NE Permit Reference: 105 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 72	NE	663	4	477080 165820
	BGS Boreholes				
48	Quarter Sheet: SU76NE Permit Reference: 117 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 84	E	923	4	477420 165570
	BGS Boreholes				
49	Quarter Sheet: SU76NE Permit Reference: 120 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 87	E	881	4	477380 165470
	BGS Boreholes				
50	Quarter Sheet: SU76NE Permit Reference: 121 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 88	E	991	4	477490 165460
	BGS Boreholes				
51	Quarter Sheet: SU76NE Permit Reference: 123 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 90	E	838	4	477330 165390
	BGS Boreholes				
52	Quarter Sheet: SU76NE Permit Reference: 124 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 91	E	915	4	477400 165340
	BGS Boreholes				
53	Quarter Sheet: SU76NE Permit Reference: 125 Drilled Length (m): 3 Borehole Name: ARBORFIELD GARRISON BH 93	E	983	4	477460 165290

Map ID	Details		Compass Direction	Estimated Distance From Site	Contact	NGR
	BGS Boreholes					
54	Quarter Sheet:	SU76NE	SE	809	4	476950
	Permit Reference:	129				165090
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 97				
	BGS Boreholes					
55	Quarter Sheet:	SU76NE	SE	759	4	477150
	Permit Reference:	130				165110
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 98				
	BGS Boreholes					
56	Quarter Sheet:	SU76NE	SE	819	4	477240
	Permit Reference:	131				165150
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 99				
	BGS Boreholes					
57	Quarter Sheet:	SU76NE	SE	891	4	477290
	Permit Reference:	132				165090
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 100				
	BGS Boreholes					
58	Quarter Sheet:	SU76NE	SE	869	4	477210
	Permit Reference:	135				165000
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 103				
	BGS Boreholes					
59	Quarter Sheet:	SU76NE	E	987	4	477470
	Permit Reference:	136				165680
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 104				
	BGS Boreholes					
60	Quarter Sheet:	SU76SE	SE	997	4	477310
	Permit Reference:	20				164920
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 104				
	BGS Boreholes					
61	Quarter Sheet:	SU76SE	SE	870	4	477120
	Permit Reference:	21				164890
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 105				
	BGS Boreholes					
62	Quarter Sheet:	SU76SE	SE	984	4	477220
	Permit Reference:	22				164830
	Drilled Length (m):	3				
	Borehole Name:	ARBORFIELD GARRISON BH 106				
	BGS 1:625,000 Surface Geology					
	Description:	London Clay	-	0	5	476500 165500
	Coal Mining Affected Areas					
	Description	In an area which may not be affected by coal mining	-	-	-	-
	Radon Affected Areas					
	Description	Less than 1% of homes are above the action Level	-	-	-	-

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Contemporary Trade Directory Entries				
63	Name: D E Bushnell Haulage Location: Sound Oak,Eversley Road,Arborfield,READING,Berkshire,RG2 9PN Classification: Haulage Contractors Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to postcode unit	N	609	-	476400 166100
	Contemporary Trade Directory Entries				
63	Name: Maxwell Engineering Location: Poppering Industrial Estate,Eversley Road,Arborfield,READING,Berkshire,RG2 9PU Classification: Steel Fabrications Premises Type: Head Office Status: Active Positional Accuracy: Unknown	N	609	-	476400 166100
	Contemporary Trade Directory Entries				
63	Name: Arc-Tek Location: Unit 4 Sound Oak,Eversley Road,Arborfield Cross READING,Berkshire,RG2 9PN Classification: Steel Fabrications Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to postcode unit	N	609	-	476400 166100
	Contemporary Trade Directory Entries				
64	Name: Duncan Lynch Precision Tools Location: Hogwood Lane Industrial Estate,Weller Drive,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Engineering - Precision Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	990	-	477170 164770
	Contemporary Trade Directory Entries				
64	Name: Jenco Electrical Engineering Location: Unit 8A Weller Drive,Hogwood Lane Industrial Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Engineering - General Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	998	-	477140 164740
	Contemporary Trade Directory Entries				
64	Name: Teletron Systems Location: Unit 4A Weller Drive,Hogwood Lane Industrial Estate,WOKINGHAM,Berkshire,RG40 4QZ Classification: Computer Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	998	-	477160 164750
	Contemporary Trade Directory Entries				
64	Name: Hamer Precision Location: Unit 3A Weller Drive,Hogwood Lane Industrial Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Engineering - Precision Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	996	-	477160 164750
	Contemporary Trade Directory Entries				
64	Name: Opb Engineering Location: Unit 1A,Weller Drive,Hogwood Lane Industrial Estate,WOKINGHAM,Berkshire,RG40 4QZ Classification: Sheet Metal Manufacture & Fabrication Premises Type: Branch Office Status: Active Positional Accuracy: Automatically located to the address	SE	990	-	477170 164770

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Contemporary Trade Directory Entries				
64	Name: B & M Engineering Location: 3A Weller Drive,Hogwood Lane Industrial Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Engineering - Precision Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	996	-	477160 164750
	Contemporary Trade Directory Entries				
64	Name: Individual Ceramics Location: Unit 1A Weller Drive,Hogwood Lane Industrial Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Ceramics Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	930	-	477160 164770
	Contemporary Trade Directory Entries				
65	Name: Wokingham Oils Location: 3 Marino Way,Hogwood Industrial Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4EQ Classification: Waste Disposal Premises Type: Branch Office Status: Active Positional Accuracy: Manually located to address	SE	999	-	477100 164700
	Contemporary Trade Directory Entries				
65	Name: Robinsons Direct Location: Unit 7A Weller Drive,Hogwood Lane Trading Estate,Finchampstead,WOKINGHAM,Berkshire,RG40 4QZ Classification: Cable Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to the address	SE	1000	-	477140 164730
	Contemporary Trade Directory Entries				
66	Name: A K S Engineering Location: Parsons Farm,Church Lane,Farley Hill,READING,Berkshire,RG7 1UY Classification: Stainless Steel Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Unknown	W	864	-	475700 165190
	Contemporary Trade Directory Entries				
67	Name: Imperial Body Craft Location: Langley Common Road,Barkham,WOKINGHAM,Berkshire,RG40 4TS Classification: Car Body Repairs Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to road within address	N	949	-	476800 166400
	Contemporary Trade Directory Entries				
68	Name: Mahala Engineering Location: Poperinghe Industrial Estate,Eversley Road,Arborfield,READING,Berkshire,RG2 9PJ Classification: Material Handling Equipment Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to road within address	N	729	-	476300 166200
	Contemporary Trade Directory Entries				
69	Name: Fulwood Trading Location: Whitehall Works,Aborfield,READING,Berkshire,RG2 9ND Classification: Fibre Glass Manufacture Premises Type: Single Site Status: Active Positional Accuracy: Automatically located to estate within address	SE	224	-	476600 165300

Map ID	Details	Compass Direction	Estimated Distance From Site	Contact	NGR
	Post 1998 Planning Applications (of possible contaminative use)				
70	Name: Garrison Community Centre Location: Princess Marina College (adjacent to),Arborfield,READING,Berkshire,RG2 9NJ Authority: Wokingham Unitary Council Description: Military Buildings Application Ref: 44474/95 Dated: 5th May 1995 Status: Outline Plans Granted Site Area: Not Supplied Positional Accuracy: Unknown	NE	748	6	476870 166150
	Post 1998 Planning Applications (of possible contaminative use)				
71	Name: Light Industrial Units Location: 64 Langley Common Road,Barkham,WOKINGHAM,Berkshire,RG40 4TS Authority: Wokingham Unitary Council Description: Light Industrial Application Ref: 44970/95 Dated: 11th September 1995 Status: Detailed Plans Submitted Site Area: Not Supplied Positional Accuracy: Unknown	N	999	6	476810 166450
	Post 1998 Planning Applications (of possible contaminative use)				
72	Name: Military Camp (Alterations) Location: Hazebrouck Barracks,Arborfield,READING,Berkshire,RG2 9NN Authority: Wokingham Unitary Council Description: Military Buildings Application Ref: 97/64860/F Dated: 14th January 1997 Status: Circular 18/84 Site Area: Not Supplied Positional Accuracy: Unknown	E	234	6	476720 165430
	Post 1998 Planning Applications (of possible contaminative use)				
73	Name: Substation Location: Badgers Mount,Sheerlands Road,Arborfield,READING,Berkshire,RG2 9ND Authority: Wokingham Unitary Council Description: Power / Sub Stations Application Ref: 98/67740/F Dated: 8th June 1998 Status: Detailed Plans Submitted Site Area: Not Supplied Positional Accuracy: Unknown	SE	63	6	476530 165450
	Post 1998 Planning Applications (of possible contaminative use)				
74	Name: B2/B8 (Conversion) Location: Ducks Nest Farm,Eversley Road,Arborfield,READING,Berkshire,RG2 9PJ Authority: Wokingham Unitary Council Description: Light Industrial Application Ref: 98/68611/F Dated: 17th November 1998 Status: Detailed Plans Submitted Site Area: 8 Positional Accuracy: Unknown	N	791	6	476330 166270

Data Type	Version	Update Cycle
Agency & Hydrological		
Discharge Consents		
Environment Agency Thames Region	December-1998	Bi-Annually
Pollution Incidents to Controlled Waters		
Environment Agency Thames Region	September-1999	Bi-Annually
Registered Radioactive Substances		
Environment Agency Thames Region	April-2000	Monthly
Water Abstractions		
Environment Agency Thames Region	December-1998	Bi-Annually
Groundwater Vulnerability		
Environment Agency Head Office	January-1999	Not Appliciable
Waste		
Registered Landfill Sites		
Environment Agency - Thames Region South East Area	March-2000	Annual Rolling Update
Registered Waste Treatment or Disposal Sites		
Environment Agency - Thames Region South East Area	March-2000	Annual Rolling Update
Geological		
BGS Boreholes		
British Geological Survey Information Services Group	January-2000	Bi-Annually
BGS 1:625,000 Surface Geology		
British Geological Survey Information Services Group	August-1996	Not Appliciable
Industrial Land Use		
Contemporary Trade Directory Entries		
TDS Group Ltd	August-2000	Quarterly
Post 1998 Planning Applications (of possible contaminative use)		
Wokingham Unitary Council	July-2000	Monthly

Some of the organisations who provide data which is used within the report

Ordnance Survey	Ordnance Survey Licensed Partner
Environment Agency	Environment Agency
Scottish Environment Protection Agency	SEPA
Centre for Ecology & Hydrology	Centre for Ecology & Hydrology, Natural Environment Research Council
British Geological Survey	British Geological Survey, Value Added Reseller
Countryside Council For Wales	Cyngor Cefn Gwlad Cymru, Countryside Council for Wales
Scottish Natural Heritage	Scottish Natural Heritage
English Nature Site of Special Scientific Interest, National Nature Reserve, Ramsar, Special Protection Area, Special Conservation Area, Marine Nature Reserve data (derived from Ordnance Survey 1:10000 raster) is provided by, and used with the permission of, English Nature who retain the copyright and Intellectual Property Rights for the data	English Nature
The Coal Authority	The Coal Authority
National Radiological Protection Board	NRPB

Contact	Name and Address	
1	**Environment Agency Thames Region** Kings Meadow House Kings Meadow Road Reading Berkshire RG1 8DQ	Telephone 0118 953 5000 Fax 0118 950 0388
2	**Environment Agency Head Office** Rio House Waterside Drive Aztec West, Almonsbury Bristol Avon BS12 4UD	Telephone 01454 62400 Fax 01454 624409
3	**Environment Agency - Thames Region South East Area** Swift House Frimley Business Park Camberley Surrey GU16 4SQ	Telephone 01276 454300 Fax 01276 454301
4	**British Geological Survey National Geological Records Centre** Keyworth Nottingham Nottinghamshire NG12 5GG ngis@bgs.ac.uk www.bgs.ac.uk	Telephone 0115 936 3109 Fax 0115 936 3276
5	**British Geological Survey Information Services Group** Kingsley Dunham Centre Keyworth Nottingham Nottinghamshire NG12 5GG	Telephone 0115 936 3100 Fax 0115 936 3200

Contact	Name and Address	
6	**Wokingham Unitary Council** Council Offices Shute End Wokingham Surrey RG40 1BN www.wokingham.gov.uk	Telephone 0118 978 6833 Fax 0118 978 5053
	Catalist Ltd (Fuel Station Data) Richmond House 22 Richmond Hill Clifton Bristol Avon BS8 1BA	Telephone 0117 923 7113 Fax 0117 923 7166
	National Radiological Protection Board Chilton Didcot Oxfordshire OX11 0RQ	Telephone 01235 831600 Fax 01235 833891
	The Coal Authority Mining Report Service 200 Lichfield Lane Mansfield Nottinghamshire NG18 4RG	Telephone 0845 7626848 DX 716176 Mansfield 5
	Landmark Information Group Limited 7 Abbey Court Eagle Way Sowton Exeter Devon EX2 7HY mailbox@landmark-information.co.uk www.landmark-information.co.uk	Telephone 01392 441729 Fax 01392 441709

Contact	Name and Address

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries

British Geological Survey

BGS ref no: ISGP/...../.....

Your ref/order no (if required): .....

BOREHOLE RECORDS ORDER FORM

Please note this order form is only to be used for the supply of borehole records from the National Geological Records Centre (NGRC) identified from Landmark Reports

Name:-
Address.-

Company:-

Telephone Number:-

Fax Number:-

Date:-

With repect to the following boreholes I would like to: -

Enquire about the costs ☐ Purchase copies ☐ New Leaflet ☐

BGS Registration number:			
Quarter Sheet	Number	Suffix	Name

Note: More than 10 records can be ordered, but it is advisable to discuss your requirements first with NGRC staff

Unit price £13(+VAT) per borehole. Minimum charge £26(+VAT)

Method of delivery, please indicate preferred option.

1st class post ☐ Special delivery (guaranteed next day before 12:30pm.) ☐ Fax ☐
(Note 1st. class postage is included in the unit charge. Additional charges are made for fax or special delivery)

Please return this form to: - The Records Officer, National Geological Records Centre, British Geological Survey, Keyworth, Nottingham, NG12 5GG. Tel: 0115936 3109 Fax: 0115936 3276
E-mail: ngis@bgs.ac.uk

Envirocheck™
A Landmark Product

Envirocheck Report On:

Report on:
Sheerlands Road
ARBORFIELD
Berkshire

National Grid Reference :
476500, 165500

Prepared For :
Eastwood & Partners Ltd
Premier House
12/13 Hatton
LONDON
EC1N 8NQ

Your Reference
Graeme White,24383

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Ordnance Survey County Series Published 1872

County	Mapsheet	Scale	Year
Berkshire	046_05	1:2,500	1872

Ordnance Survey County Series Published 1899

County	Mapsheet	Scale	Year
Berkshire	046_05	1:2,500	1899

Ordnance Survey County Series Published 1911

County	Mapsheet	Scale	Year
Berkshire	046_05	1:2,500	1911

Ordnance Survey County Series Published 1933

County	Mapsheet	Scale	Year
Berkshire	046_05	1:2,500	1933

Ordnance Survey Plan Published 1968

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU7665	1:2,500	1968

Ordnance Survey Plan Published 1976

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU7665	1:2,500	1976

Ordnance Survey County Series Published 1876

County	Mapsheet	Scale	Year
Berkshire	046_00	1:10,560	1876

Ordnance Survey County Series Published 1877

County	Mapsheet	Scale	Year
Hampshire & Isle Of Wight	005_00	1:10,560	1877

Ordnance Survey County Series Published 1900

County	Mapsheet	Scale	Year
Berkshire	045_NE	1:10,560	1900
Berkshire	045_SE	1:10,560	1900
Berkshire	046_NW	1:10,560	1900
Berkshire	046_SW	1:10,560	1900

Ordnance Survey County Series Published 1898 to 1900

County	Mapsheet	Scale	Year
ampshire & Isle Of Wight	005_SE	1:10,560	1900
mpshire & Isle Of Wight	006_SW	1:10,560	1898

Ordnance Survey County Series Published 1912 to 1913

County	Mapsheet	Scale	Year
Berkshire	045_NE	1:10,560	1913
Berkshire	045_SE	1:10,560	1913
Berkshire	046_NW	1:10,560	1912
Berkshire	046_SW	1:10,560	1912

Ordnance Survey County Series Published 1912 to 1913

County	Mapsheet	Scale	Year
mpshire & Isle Of Wight	005_SE	1:10,560	1913
Hampshire & Isle Of Wight	006_SW	1:10,560	1912

Ordnance Survey County Series Published 1930 to 1932

County	Mapsheet	Scale	Year
Berkshire	046_NW	1:10,560	1932
Berkshire	046_SW	1:10,560	1930

Ordnance Survey County Series Published 1930

County	Mapsheet	Scale	Year
Hampshire & Isle Of Wight	006_SW	1:10,560	1930

Ordnance Survey Plan Published 1961

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU76NE	1:10,560	1961
Ordnance Survey Plan	SU76SE	1:10,560	1961

Ordnance Survey Plan Published 1975

tional Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU76SE	1:10,560	1975

Ordnance Survey Plan Published 1971 to 1978

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU76NE	1:10,000	1971
Ordnance Survey Plan	SU76SE	1:10,000	1978

Ordnance Survey Plan Published 1979

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU76NE	1:10,000	1979

Ordnance Survey Plan Published 1978 to 1990

National Grid Series	Mapsheet	Scale	Year
Ordnance Survey Plan	SU76NE	1:10,000	1990
Ordnance Survey Plan	SU76SE	1:10,000	1978

APPENDIX F

Letter from Wokingham District Council

Tel. 0118 974

Fax. 0118 9746401

Date. October 13, 2000

My ref.

Your ref. SDP/8072/GW/AC/24383

Eastwood & Partners
16 OCT 2000

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

S D Preston
Eastwood & Partners
Premier House
12/13 Hatton Gardens
London
ED1N 8NQ

Dear Mr Preston

LAND OFF SHEERLANDS ROAD, ARBORFIELD-CONTAMINATED LAND ENQUIRY

Thank you for your fax received 9 October 2000. The Environmental Health Database has provided the following results to your query:

We have no evidence to suggest that the site in question falls on a past landfill site. We have evidence to suggest that the site in question falls within 250 metres of a past landfill site referred to as "Whitehall Brick and Tile Works". A roof tile and brick making company known as Barker Bricks opened on part of the site in 1934. In the 1950's the business changed to a Government sponsored organisation called COSIRA. The Company set up a clay testing station on part of the Barker Bricks site. We have some historical information that some of the land within this region was used as a refuse site in connection with the brickworks, however no specific boundaries are known. The site was filled between 1981 and 1982 with a domestic type waste.

White Hall Brick and Tile Works has been fully capped and has a gas-venting trench around it to prevent gas migrating off site. The landfill has been remediated to the required modern standards. The land where the new adjacent housing development are located has been tested for a full sweep of chemicals using the ICRCL standards. Any hotspots of values higher than the standards have been dealt with by remediation.

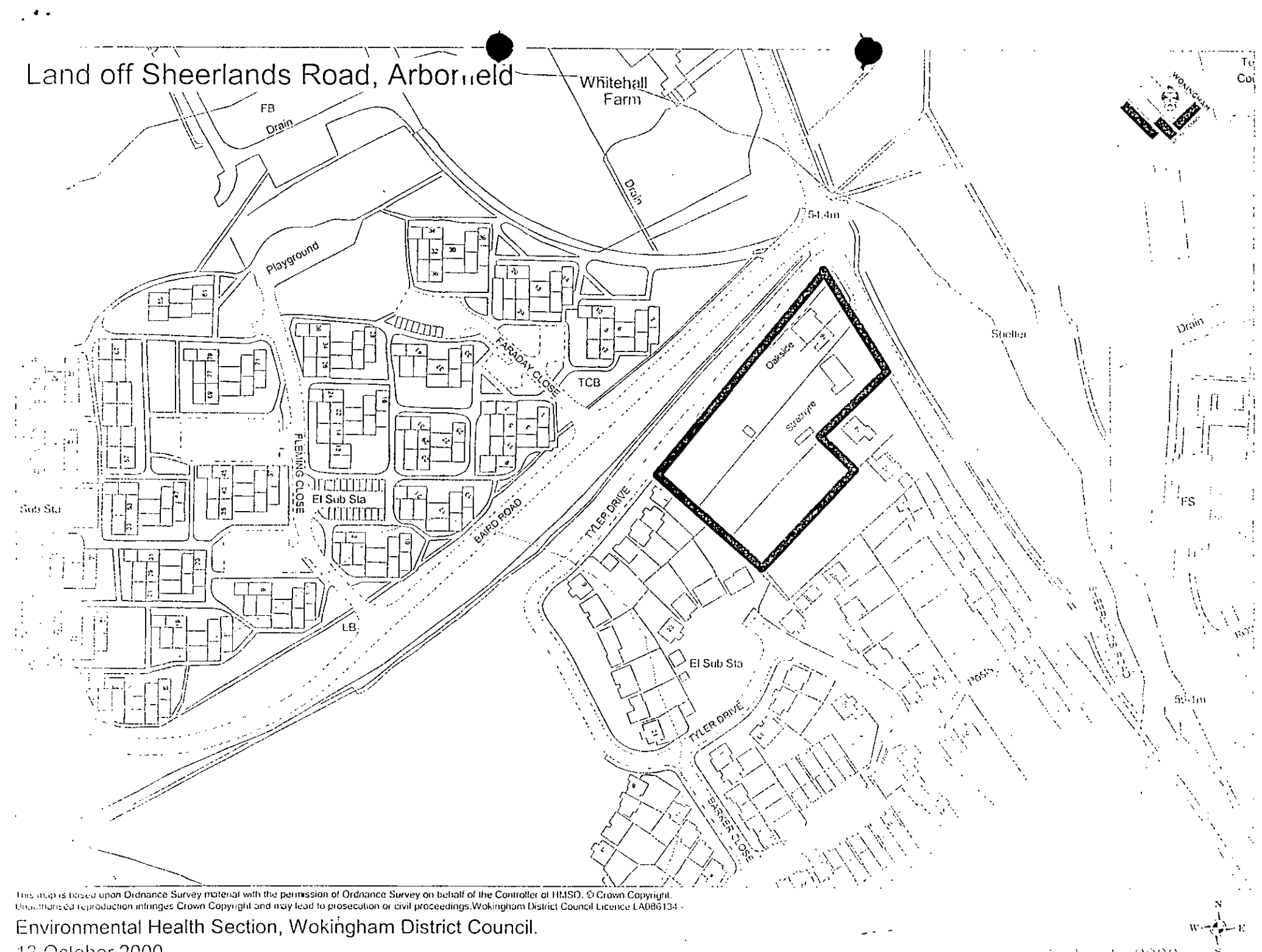
Landfill sites and Waste Management sites are licensed by the Environment Agency, South East Area, Swift House, Frimley Business Park, Camberley, GU16 5SQ. Telephone 01276 454 300 FAX: 01276 454 301, and I recommend that you seek their advice on the sites in this area.

This information is given on the understanding that the Council accepts no liability for the use to which it is put and gives no guarantee as to the state of the land in question. The information given represents the position within the environmental health database at the date of this letter and the Council can give no guarantee as to the impact of any future events in relation to the site in question.

The fee of £40 is now due and you will receive an invoice for this shortly. Please do not send any payment until you have received this invoice. Should you have any queries or require further information, please contact me on the above number.

Yours sincerely

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



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Environmental Health Section, Wokingham District Council.

13 October 2000

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES	REF 38040
FOL	YES
DO AO	ENF
APP	
CS	
21 DEC 2000	
COPIES TO:	ACK:
	FILE:

Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/jr/99.P94
20th November 2000

Dear Mrs Odell

F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drg no. 99.P94.06 illustrating the necessary revisions to the landscape plan to allow for re-arrangement of the parking court for plot nos. 14 to 17.

An updated schedule for the whole development is included for your information. I hope this will enable you to discharge condition 7 but please contact me if you require any further clarification.

Yours sincerely

Sylvia Jezeph.

SYLVIA JEZEPH

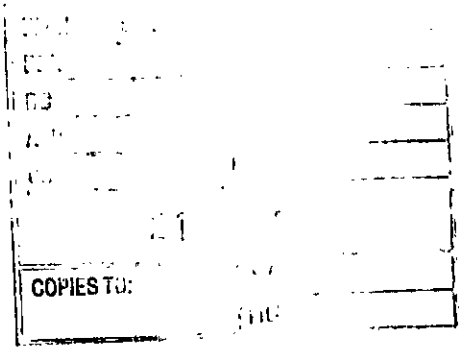
enc

cc G Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing), Martin Hawthorne BSc(Hons) MRTPI, Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg Office: HGP Planning Consultancy Limited, Furzehall Farm, Registered in England Reg. No. 2066641

REVISED SOFT LANDSCAPING SCHEDULE – 1 DECEMBER 2000			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
5	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
6	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
6	60cm centres	CORNUS ALBA	3L/60-90cm
9	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
73	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
45	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
51	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
205	30cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
16	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
14	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm



Carlton House, Ancells Business Park,
Ancells Road, Fleet, Hants GU13 8UN
Telephone: 01252 773900
Fax No: 01252 773944
DX No: 32636 FLEET 1
Registered Number: 926028 England.
Registered Office:
3, Shortlands,
London W6 8EZ

Thameswey Homes Limited

38034

AO

21 DEC 2000

COPIES TO: ACK: FILE:

Mrs A O'Dell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our ref. 255/3/GTB/KLM/680 *Your ref.* *Date* 20 December 2000

Dear Mrs O'Dell

Sheerlands Road, Arborfield, Berkshire – F/2000/1506.

Thank you for the planning consent for the 17 houses at Sheerlands Road, Arborfield.

As previously agreed, I enclose 6 copies of the revised planning layout 255/02, showing the position of plots 6 and 8 handed. I confirm as discussed that no additional fee is required.

Regarding the discharge of the planning conditions, I would note the following:

Condition 3 - Materials schedule as shown on the planning layout.

Condition 6 - I enclose two copies of the engineering layout drawing 255/10 C showing the proposed slab levels.

Condition 7 - The proposed landscaping scheme will be submitted direct by out Consultants HGP.

Condition 9 - The existing trees will be protected with 1.2 high chestnut paling fence on scaffolding.

Condition 10 - I enclose two copies of our service drawings for BT, 255/23, electricity 255/21 and gas services 255/20.

Condition 13 - A compound together with hard standing for vehicles will be provided to the rear of plots 14 to 17.

Condition 14 - A hose with brushing facilities will be provided at the entrance to the site.

Condition 17 - The archaeology has been undertaken and I confirm reports have been submitted both to yourselves and Babtie.

Condition 18 - I enclose two copies of our soils report together with Eastwood & Partners' reports dated 28th November and 14th December confirming

the sites suitable for residential development.

Condition 19 - As Condition 18.

Condition 21 - The surface water disposal has been shown on the engineering drawing 255/10 C, as enclosed.

I trust the enclosed is satisfactory and I should be grateful to receive discharge of conditions 3, 6, 7, 9, 10, 13, 14, 17, 18, 19 and 21 together with approval to the amended layout.

Yours sincerely

G.T. Bell

G T Bell R.I.B.A.
Design & Planning Executive

Enc

Carlton House, Ancells Business Park,
Ancells Road, Fleet, Hants GU13 8UN
Telephone: 01252 773900
Fax No: 01252 773944
DX No: 32636 FLEET 1
Registered Number: 926028 England.
Registered Office:
3, Shortlands,
London W6 8EZ

Thameswey Homes Limited

38034

AO

21 DEC 2000

COPIES TO: | ACK: | FILE:

Mrs A O'Dell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our ref. 255/3/GTB/KLM/680 *Your ref.* *Date* 20 December 2000

Dear Mrs O'Dell

Sheerlands Road, Arborfield, Berkshire – F/2000/1506.

Thank you for the planning consent for the 17 houses at Sheerlands Road, Arborfield.

As previously agreed, I enclose 6 copies of the revised planning layout 255/02, showing the position of plots 6 and 8 handed. I confirm as discussed that no additional fee is required.

Regarding the discharge of the planning conditions, I would note the following:

Condition 3 - Materials schedule as shown on the planning layout.

Condition 6 - I enclose two copies of the engineering layout drawing 255/10 C showing the proposed slab levels.

Condition 7 - The proposed landscaping scheme will be submitted direct by out Consultants HGP.

Condition 9 - The existing trees will be protected with 1.2 high chestnut paling fence on scaffolding.

Condition 10 - I enclose two copies of our service drawings for BT, 255/23, electricity 255/21 and gas services 255/20.

Condition 13 - A compound together with hard standing for vehicles will be provided to the rear of plots 14 to 17.

Condition 14 - A hose with brushing facilities will be provided at the entrance to the site.

Condition 17 - The archaeology has been undertaken and I confirm reports have been submitted both to yourselves and Babtie.

Condition 18 - I enclose two copies of our soils report together with Eastwood & Partners' reports dated 28th November and 14th December confirming

the sites suitable for residential development.

Condition 19 - As Condition 18.

Condition 21 - The surface water disposal has been shown on the engineering drawing 255/10 C, as enclosed.

I trust the enclosed is satisfactory and I should be grateful to receive discharge of conditions 3, 6, 7, 9, 10, 13, 14, 17, 18, 19 and 21 together with approval to the amended layout.

Yours sincerely

G.T. Bell

G T Bell R.I.B.A.
Design & Planning Executive

Enc

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. F/2000/1506
Your ref. Chris Adams

Wimpey Homes
Stratfield House
Station Road
Hook Hants
GU51 2QN

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

Dear Mr Adams

PLANNING APPLICATION F/2000/1506
PROPOSED ERECTION OF 17 DWELLINGS AND DEMOLITION OF 3 DWELLINGS AT SHEERLANDS ROAD, ARBORFIELD - CONDITIONS

I refer to Graeme Bell's letter (of Thamesway) of 7 February and enclosed information.

Condition 3 – materials
I confirm the proposed materials of the houses and garages as constructed are acceptable.

Condition 6
I confirm that the slab levels as constructed are acceptable.

Condition 7 – landscaping
I have already confirmed that the landscaping details are acceptable. (My letter of 2 February to HGP Planning.)

Condition 9 – protective fencing around trees
I confirm the trees to be retained are being satisfactorily protected.

Condition 10 – underground services details
I confirm the details are acceptable.

Condition 13 – construction vehicles and site operatives parking
I confirm that a compound to rear of plots 14-17 is acceptable.

Condition 14 – prevention of mud on road during construction
I confirm that a hose with brushing facilities is acceptable at the entrance to the site, providing mud is prevented from entering the gulleys.

Condition 17 – archaeology
I have already confirmed that this condition is satisfactorily fulfilled. (My letter of 8 January to Thamesway.)

Condition 18 – ground conditions
Following advice I have received from John Mullaney, Environmental Health Officer, I confirm the details satisfy condition 18.

Condition 19 (landfill gas)
John Mullaney advises that there is one set of gas monitoring results that were not included in the report, so this condition will not be discharged until these results are submitted, and are considered satisfactory. I suggest you discuss this requirement directly with John in the first instance. (I did fax through this information)

Condition 21 – surface water
Please see attached copy of letter from the Environment Agency. (I did fax this to Graeme Bell.) I suggest that you discuss this directly with the Environment Agency.

Condition 22 – gates
I confirm the position of the gate shown on plan No. 99P9406 is acceptable.

I look forward to receiving further details regarding conditions 19 and 21. Meanwhile, if you wish to discuss the above further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

c.c. John Mullaney, Environmental Health Officer (0118 974 6395)
Mike Evans, Enforcement Officer

(For information fax. no. of Wimpey Homes is 01256 765884)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 10 August, 2001
My ref. F/2000/1506
Your ref. Chris Adams

Wimpey Homes
Stratfield House
Station Road
Hook Hants
GU51 2QN

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

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Condition 6
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Yours sincerely

MRS A ODELL
Senior Planner

c.c. John Mullaney, Environmental Health Officer (0118 974 6395)
Mike Evans, Enforcement Officer

(For information fax. no. of Wimpey Homes is 01256 765884)

c.c. Landscapes

Our ref: SP\2001\002913\001
Your ref: F/2000/1506

Date: 19th January 2001

ENVIRONMENT AGENCY

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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: Angela Odell

Dear Sir/Madam

DETAILS PURSUANT TO CONDITION 21
17 HOUSES - SHEERLANDS ROAD, ARBORFIELD

I refer to details received from Thameswey Homes Ltd pursuant to condition 21 of the permission granted for the above development, relating to the requirement for surface water source control measures. You are asked to quote the following reference in any correspondence: SU76NE/2/4.

From drawing number 255/10 rev C, I can find no means by which condition 21 of the planning permission has been addressed.

I can confirm that as the development will result in an increase in impermeable area at the site it will be necessary to control the surface water discharge from the site so that it represents the existing situation.

Our general criteria is:

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

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

Condition 21 can therefore not be discharged. I look forward to receiving details of proposed source control measures in the near future.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Thameswey Homes Ltd, Carlton House, Ancells Business Park, Ancells Road, Fleet, Hants GU13 8UN

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

Angela Odell

From: John Mullaney
Sent: 26 February 2001 11:55
To: Angela Odell
Subject: The Oaks 14-18 Sheerlands rd, Arborfield

Angela regarding the information forwarded from GT Bell of Thamesway Homes dated 7 Feb 2001.

I am happy for you to discharge the condition regarding contaminated land (18 or 19?)

There are however one set of gas monitoring results outstanding which were not included in the report so any condition regarding landfill gas assessment should not be discharged until these results are submitted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Our ref: SP\2001\002913\001
Your ref: F/2000/1506

Date: 19th January 2001

ENVIRONMENT AGENCY

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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: Angela Odell

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Sarah Paxman
Development Planning Officer

cc: Thameswey Homes Ltd, Carlton House, Ancells Business Park, Ancells Road, Fleet, Hants GU13 8UN

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John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

6

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11 SEP 2000

Mrs. A Odell
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

SJ/vn/99.P94
4TH September 2000

Dear Mrs Odell

PLANNING APPLICATION NO F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drg no 99 P94 05 illustrating the landscape proposals for the above application, together with a materials schedule.

Yours sincerely

Sylvia Jezeph

SYLVIA JEZEPH

cc G Bell Esq - Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Komm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch (Dist Thesis) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No. FS26663 VAT Registration No. 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

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Town Planning Consultants
to the Private & Public Sector

Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

Reply reqd.

SJ/jr/99.P94
14th September 2000

Dear Mrs Odell

LAND OFF SHEERLANDS ROAD, ARBORFIELD

Further to our conversation regarding the minor amendments which Thameswey had requested I raise with you, I am pleased to enclose four copies of drg no 94 P94 03 Revision E illustrating their proposals. When the boundaries to the rear of plots 14 – 17 were revised, it was possible, by a slight alteration to the parking spaces within the courtyard, to improve the curtilage to plot 13 which was previously rather cramped. By re-arranging the parking in this manner it will be possible to have a longer stretch of drive into the courtyard parking before the security gates are reached which will enable cars to park well clear of both the carriageway and the footway while they are waiting for the gates to open. I would be grateful if you could let me know whether such an arrangement would be acceptable to you and whether these alterations could be undertaken as a minor modification to the existing planning application.

I have also enclosed four copies of the landscape plan and schedule with additional ground cover and shrubs (Hypericum patulum Hidcote and Euonymus fortune "Emerald and Gold") shown in the areas which your Environmental Design Team considered to be under planted.

Yours sincerely

Sylvia Jezeph.

SYLVIA JEZEPH

Cc John Fletcher Esq, Thameswey Homes
Graham Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

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Reg Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 October, 2000
My ref. AO/F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
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PO16 7JH

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

Dear Ms Jezeph

PLANNING APPLICATION F/2000/1506
PROPOSED ERECTION OF 17 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD - LANDSCAPING

Thank you for your letter of 27 September and I refer to the revised landscaping scheme plan No. 99P9405 Rev.A. I confirm the proposals shown on this drawing are acceptable under condition 7 of the above permission(DRAFT).

Yours sincerely

John Mitchell
Development Control Manager

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

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Mrs Odell
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1BN

SJ/vn/99.P94
27th September 2000

Dear Mrs Odell

LAND OFF SHEERLANDS ROAD, ARBORFIELD

Thank you for sending me a copy of your landscape architect's requirements for the above site which I now return. Following discussions with my colleague Martin Hawthorne. Catherine Brimble has agreed that the plant numbers should remain as stated on the plan given that the future residents should have the opportunity to make their own additions as required and the plants proposed would only provide a structural planting, for the initial visual benefit of the new development.

I hope therefore that you will be able to discharge this condition.

Yours sincerely

Sylvia Jezeph.

SYLVIA JEZEPH

enc

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

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Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg No: 2066641

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 February, 2001
My ref. AO/F/2000/1506
Your ref. SJ/jr/99.P94

HGP Planning Consultancy
Furzehall Farm
Wickham Road
Fareham
Hants
PO16 7JH

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

Dear Ms Jezeph

PLANNING APPLICATION F/2000/1506
PROPOSED ERECTION OF 17 DWELLINGS ON LAND AT SHEERLANDS ROAD, ARBORFIELD - LANDSCAPING

Thank you for your letter of 17 January and revised landscaping scheme plan No. 99.P94.05 Rev.B. I confirm the proposals shown on this drawing are acceptable under condition 7 of the above permission.

Yours sincerely

AO

Angela Odell
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 23 January 2001

Location:	Land at Sheerlands Road, Arborfield
Proposal:	Proposed erection of 18 dwellings
Application Number: F/2000/1506	

In response to your informal consultation dated 18 January 2001 for the above application, the landscape comments are as follows:

The revised landscape plan, drawing no. 99 PO94 05 B, and the attached landscape schedule are now acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

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18 JAN 2001	
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Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/mp/99.P94
17th January 2001

Dear Mrs Odell

F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drwg. no. 99.P94.05 Revision B. This drawing supersedes previous landscaping plans submitted by reflecting the alterations to the original site layout as shown on Thameswey Homes Planning Layout drwg no. 255/02.

Yours sincerely

SYLVIA JEZEPH

Encs

cc G Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors. Jonathan Kamm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch(Dist Thesis) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI, Robin Shepherd BSc (Hons) DipTP MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No FS26663 VAT Registration No 582960331
Reg Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg No. 2066641

SOFT LANDSCAPING SCHEDULE – DRG NO 99 P94 05 REVISION B 17.1.01			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
1	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
3	60cm centres	CORNUS ALBA	3L/60-90cm
17	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
67	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
71	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
153	45cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
108	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
55	45cm centres	GENISTA VANCOUVER GOLD	2L/20cm
CLIMBERS			
18	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
12	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS AND ANY SPECIFICATION PROVIDED

GRASSED AREAS TO BE CULTIVATED AND FERTILIZED PRIOR TO SEEDING

EXISTING TREES WILL BE PROTECTED BY FENCING A MINIMUM OF 1.2m HIGH ERECTED PRIOR TO COMMENCEMENT OF ANY OTHER WORK COMMENCING ON SITE AND NO UNAUTHORISED ACCESS SHALL BE PERMITTED WITHIN THE PROTECTED AREA FOR THE DURATION OF THE WORKS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS5837: 1991 GUIDE FOR TREES IN RELATION TO CONSTRUCTION

REVISED SOFT LANDSCAPING SCHEDULE – 1 DECEMBER 2000			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
5	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
6	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
6	60cm centres	CORNUS ALBA	3L/60-90cm
9	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
73	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
45	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
51	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
205	30cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
16	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
14	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

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21 DEC 2000	
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Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/jr/99.P94
20th November 2000

Dear Mrs Odell

F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drg no. 99.P94.06 illustrating the necessary revisions to the landscape plan to allow for re-arrangement of the parking court for plot nos. 14 to 17.

An updated schedule for the whole development is included for your information. I hope this will enable you to discharge condition 7 but please contact me if you require any further clarification.

Yours sincerely

Sylvia Jezeph.

SYLVIA JEZEPH

enc

cc G Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

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Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance. ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited. Furzehall Farm. Registered in England Reg. No: 2066641

REVISED SOFT LANDSCAPING SCHEDULE – 1 DECEMBER 2000			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
5	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
6	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
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33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
16	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
14	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

21 DEC 2000
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FILE:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 January, 2001
My ref. F/2000/1506
Your ref. 255/3/GTB/KLM/667

Thamesway Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hants GU13 8UN

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

Dear Mr Bell

PLANNING APPLICATION F/2000/1506
PROPOSED ERECTION OF 17 DWELLINGS AND DEMOLITION OF 3 DWELLINGS AT SHEERLANDS ROAD, ARBORFIELD – CONDITION 17

Thank you for your letter of 11 December and enclosed archaeological report. I confirm the requirements of condition 17 (archaeology) have been fulfilled and no further works are required.

Yours sincerely

MRS A ODELL
Senior Planner

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref Kgb001

Your ref CO/HMC 38066

20th December 2000

CS	
21 DEC 2000	
COPIES TO:	ACK:
	FILE:

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

Dear Angela,

PLANNING REFERENCE F/2000/1506/1444
SHEERLANDS ROAD, ABORFIELD

I would advise that the archaeological conditions attached to the above planning application have been fulfilled and that no further works are required.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
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Cambridge
Cardiff
Chelmsford
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Babtie Group Ltd
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No: 141100

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Thameswey Homes Limited

Mrs A O'Dell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham Berkshire

Our ref. 255/3/GTB/KLM/667 *Your ref.* *Date* 11 December 2000

Dear Mrs O'Dell

Sheerlands Road, Arborfield, Berkshire.

I enclose two copies of the Sheerlands Road, Arborfield Archaeological Report dated December 2000.

The report recommends no further investigation is necessary and I should be grateful to receive written confirmation to the discharge of the archaeological condition.

Yours sincerely

G T Bell

G T Bell R.I.B.A.
Design & Planning Executive

Enc

GEORGE WIMPEY PLC

AN ARCHAEOLOGICAL EVALUATION

AT

SHEERLANDS ROAD, ARBORFIELD

BERKSHIRE

Site Code SHE 00

National Grid Reference (NGR) SU 766 655

on behalf of:

Thamesway Homes

December 2000

AOC
ARCHAEOLOGY
GROUP

SHEERLANDS ROAD, ARBORFIELD, BERKS. (SU 766 655)
ARCHAEOLOGICAL EVALUATION
SITE CODE: SHE 00

On behalf of: Thamesway Homes Ltd

Prepared by: Ron Humphrey

Excavation by: Jeff Perry

Illustration by: Sam Potter

Timing: 25th September to the 3rd October and the 27th November 2000

Enquiries to:

AOC Archaeology Group,
Unit 7 St. Margaret's Business Centre,
Moor Mead Road,
Twickenham TW1 1JS

Tel. (0208) 843 7380
Fax. (0208) 892 0549

Summary:

Five trenches were fully investigated. These revealed two intercutting, undated gullies close to the south east boundary of the site (Trench 3) which may be of Late Iron Age or Roman date given the proximity of the trench to the settlement site of this date excavated on the adjacent Whitehall Brick and Tile Works. This is, however, uncertain as no dateable material was recovered from the gullies. The other three trenches revealed a single linear feature (Trench 2), interpreted as a modern fence or cultivation trench.

The spread of features appears to indicate that either the periphery of the Late Iron Age/Roman settlement site at Whitehall Brick and Tile Works just extends into the south west margin of the development site at Sheerlands Road, or that it does not extend this far to the north west. If it does extend to the Sheerlands Road site, then the density of features is likely to be low.

Archive: The archive will be placed with the Reading Museum

1 SUMMARY

The following report summarises the results of an archaeological evaluation undertaken by AOC Archaeology between the 25th September to the 3rd October and on the 27th November 2000, on the development site, Sheerlands Road, Arborfield, Berkshire.

Five trenches were fully investigated. These revealed two intercutting, undated gullies close to the south east boundary of the site (Trench 3) which may be of Late Iron Age or Roman date given the proximity of the trench to the settlement site of this date excavated on the adjacent Whitehall Brick and Tile Works. This is, however, uncertain as no dateable material was recovered from the gullies. The other four trenches revealed a single linear feature (Trench 2), interpreted as a modern fence or cultivation trench.

The spread of features appears to indicate that either the periphery of the Late Iron Age/Roman settlement site at Whitehall Brick and Tile Works just extends into the south west margin of the development site at Sheerlands Road, or that it does not extend this far to the north west. If it does extend to the Sheerlands Road site, then the density of features is likely to be low.

2 INTRODUCTION

2.1 Site location (Fig. 1)

The site is centered at SU 766 655 and is located in Sheerlands Road, Arborfield at the junction with Tyler Road. Three dwellings with gardens currently occupy the site.

2.2 Planning background

A planning application (No. F/2000/1506, a revision of F/2000/1444) has been submitted to Wokingham District Council and now has a resolution for approval for the development of land at Sheerlands Road. This consists of the demolition of the three existing buildings and the construction of 16 new dwellings. An archaeological condition has been attached to the consent, which includes a programme of archaeological evaluation, a Brief for which has been prepared for Wokingham District Council by Babtie.

A *Written Scheme of Investigation* was prepared by AOC (September 2000).

2.3 Archaeological and historical background

The site lies just to the north of an archaeological site excavated in 1998 by Thames Valley Archaeological Services (Pine 1999) at the former Whitehall brick and tile works. The archaeological excavation recorded five main periods of activity from the mid to late Iron Age through to the 3rd century AD. The site included evidence for settlement and iron production. The Sites and Monuments Record additionally lists the locations of a Late Iron Age to Early Roman settlement approximately 500m south east of the site, discovered in 1934, and two areas of undated cropmarks close to the

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area of the former Whitehall brick and tile works. The following summary of the findings from the Whitehall brick and tile works excavation is drawn from the draft publication report (Pine 1999).

The Whitehall brick and tile works excavation revealed numerous ditches and gullies and a smaller number of pits and post holes. The excavators interpreted the site as a low status farmstead with one or two non agricultural functions. The earliest (mid to late Iron Age) activity was represented by a curving length of ditch that may have been associated with the management of livestock. This feature was remodelled in the mid to late first century AD when it appears to have partly defined a trackway. A working hollow and a number of smaller features were also dated to the mid to late first century AD but no evidence for structures used for habitation or industry was recorded. Lengths of gully and pits dated to the second century were recorded and by the late second to third century the site was occupied by a rectilinear arrangement of ditches probably representing paddocks or fields. Evidence for the agricultural economy of the site was lacking but substantial quantities of iron slag, together with furnace bottom fragments, iron ore and possible roasted iron ore were recovered from many features across the site suggesting that iron smelting was carried out on or close to the site. The presence of a pottery waster, a small amount of pottery tempered with iron slag and the leg from a possible grate may suggest that small scale pottery production also took place on the site.

3) AIMS OF THE INVESTIGATION

3.1 To determine or confirm the general nature of the remains present. Does the mid to late Iron Age and Roman farmstead recorded at Whitehall brick and tile works (WBTW) extend into the site?

3.2 To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence. The artefactual evidence will in the first instance be compared with that recovered from WBTW.

3.3 To determine or confirm the approximate extent of the remains.

3.4 To determine the condition and state of preservation of the remains.

3.5 To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

3.6 To determine or confirm the likely range quality and quantity of the artefactual evidence present.

3.7 To determine the potential of the site to provide palaeoenvironmental and/or economic evidence and the forms in which such evidence may be present.

3.8 To determine the presence of any structures used for habitation relating to the activity recorded at WBTW.

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3.9 To determine whether there is any evidence for iron and/or pottery production, as suggested at WBTW.

3.10 To make available to interested parties the results of the investigation subject to any confidentiality restrictions.

4) STRATEGY

4.1 Research design

A scheme of investigation was designed by AOC Archaeology and agreed with Babtie on behalf of Wokingham District Council. This involved the opening of five evaluation trenches: 2m x 15m, 2m x 30m, 2m x 30m, 2m x 35m and 2m x 40m, which represents a 4% sample of the site. The trenches were placed to give an overall coverage of the site (see Figure 2 for trench location).

Site procedures followed were defined in the Written Scheme of Investigation (AOC September 2000) and were in accordance with the *IFA Standard and Guidance for Field Evaluations.*

Provision was made for a report as defined in the Written Scheme of Investigation.

4.2 Methodology

The trenches were excavated in the approximate position defined in the Written Scheme of Investigation. This location was then accurately surveyed and plotted (shown in Figure 2). This machining of topsoil and subsoil was carried out under archaeological supervision. The trenches were cleaned and archaeological layers and features were subsequently investigated by hand and recorded.

The work was carried out in accordance with the standard specified by the Institute of Field Archaeologists (1994) and was monitored by Kevin Beachus of Babtie.

Standard AOC Archaeology techniques were employed throughout, involving the completion of written context records for each deposit, cut and structural element encountered, with scale plans and/or section drawings recorded where appropriate and a photographic record produced. Levels for each context were established relative to Ordnance Datum. The trenches were backfilled following excavation and recording and with the approval of Kevin Beachus of Babtie.

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5) RESULTS

5.1 Trench 1

Sample section 0.00 = 59.40m OD

0.00 – 0.40m	(003). Topsoil. Very dark, grey brown sandy silt.
0.40m+	(004). Natural silty clay. Brown yellow with moderate flint inclusions.

No archaeological features or finds were recorded in this trench.

5.2 Trench 2

Sample section 0.00 = 59.85m OD

0.00 – 0.20m	(005). Recent dumped deposit. A mixed layer of former topsoil and natural silty clay.
0.20 – 0.60m	(006). Recently buried topsoil. Dark grey brown sandy silt.
0.60m+	(007). Natural silty clay. Brown yellow with moderate flint inclusions and occasional sandier patches.

A linear cut (010: length 2.05m +, width 0.19m, depth 0.18m) was aligned north south across the trench. It had 80-90 degree sloping sides and a narrow, flat base and was filled by a dark yellow brown clay silt (011), which contained a small amount of post medieval ceramic building material. This is a modern cut for a fence or cultivation.

5.3 Trench 3

Sample section 0.00 = 60.04m OD

0.00 – 0.35m	(008). Topsoil. Very dark, grey brown sandy silt.
0.35m+	(009). Natural silty clay. As Trench 1 (004).

Gully (014: length 1.78m, width 0.17 – 0.30m, depth 0.15m) ran north north west to south south east across the trench. It had 45 degree sloping sides and a flat base and was filled with a brown clay silt (015). No finds were recovered. Gully (014) was cut on the south west side by gully (012: length 1.8m, width 0.42 – 0.52m, depth 0.14m), which ran on almost the same alignment. It had a lower fill of dark yellow brown clay silt (017) and an upper fill of yellow brown sandy silt (013). No finds were recovered.

5.4 Trench 4

Sample section 0.00 = 58.63m OD

0.00 – 0.30m	(001). Topsoil. Very dark grey brown sandy silt.
0.30m+	(002). Natural clay silt. Yellow brown with moderate flint and ironstone inclusions.

No archaeological finds or features were recorded.

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5.5 Trench 5

Sample section 0.00 = 56.81m OD

0.00 – 0.17m	(018). Topsoil. Very dark grey brown sandy silt.
0.17 – 0.34m	(019). Subsoil. Mid yellow brown sandy silt.
0.34m+	(020). Natural clay silt. Yellow brown with moderate flint and ironstone inclusions.

No archaeological finds or features were recorded. A modern brick structure, possibly a soakaway was present 4.5m from the south end of the trench.

6) FINDS

No Iron Age or Roman finds were collected during the course of the evaluation. The earliest finds recorded were fragments of post medieval ceramic building material and pottery collected from the topsoil over the site.

7) CONDITIONS

The evaluation was conducted within the gardens that occupy the site. The evaluation was staggered due to access restrictions. Weather and ground conditions were generally good for recording and excavation.

8) CONCLUSIONS

Two undated, intercutting gullies were recorded within Trench 3. This trench was 25m north west of (and the closest to) the settlement area located on the adjacent Whitehall Brick and Tile Works site. It is therefore possible that these features may be of Late Iron Age or Roman date.

No pre-modern features were recorded in any of the other three trenches, which would suggest that the Late Iron Age/Roman settlement area does not extend this far into the Sheerlands Road development site.

The evaluation trenches cut for the Whitehall Brick and Tile Works site defined the extent of the settlement to the north west corner of the site and this area was subsequently excavated. The evaluation trenches cut at the Sheerlands Road site indicate that the main part of the settlement is outside of the Sheerlands Road site with possibly some linear features just extending into the south east margin.

Any decision regarding further archaeological investigation rests with Kevin Beachus of Babtie but it is the recommendation of the author and of AOC Archaeology that no further archaeological work will be required ahead of or during the development of the site.

9) BIBLIOGRAPHY

AOC Archaeology (2000): *Land at Sheerlands Road, Arborfield, Reading. Archaeological Evaluation: Written Scheme of Investigation.*

Institute of Field Archaeologists (1994): *Standard and Guidance for Archaeological Field Evaluations.*

Pine J (2000): *The Excavation of a Late Iron Age/Roman Settlement and Iron Production Site, at Whitehall Brick and Tile Works, Arborfield Garrison, Berkshire. Draft Publication Report.*

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APPENDIX A

List of Recorded Contexts

Context	Type	Length	Width	Depth
001	Topsoil	35m+	2m+	0.30m
002	Natural clay silt	35m+	2m+	-
003	Topsoil	30m+	2m+	0.40m
004	Natural silty clay	30m+	2m+	-
005	Recent dump	40m+	2m+	0.20m
006	Recently buried topsoil	40m+	2m+	0.40m
007	Natural silty clay	40m+	2m+	-
008	Topsoil	30m+	2m+	0.35m
009	Natural silty clay	30m+	2m+	-
010	Gully	2.05m+	0.19m	0.18m
011	Fill of 010	2.05m+	0.19m	0.18m
012	Gully	1.8m+	0.42 – 0.52m	0.14m
013	Upper fill of 012	1.8m+	0.42 – 0.52m	0.13m
014	Gully	1.8m+	0.17 - 0.30m	0.15m
015	Fill of 014	1.8m+	0.17 – 0.30m	0.15m
016	-	-	-	-
017	Lower fill of 012	1.8m+	0.42 – 0.52m	0.14m
018	Topsoil	15m+	2m+	0.17m
019	Subsoil	15m+	2m+	0.17m
020	Natural	15m+	2m+	-

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The AOC Archaeology Group provides a wide range of archaeological services, including consultancy, desktop studies, historic building recording, survey, excavation, post-excavation analyses, conservation and publication.

Our management team blends archaeological excellence with financial expertise and many of our highly trained personnel are recognised leaders in their own fields. Consequently, we possess an approach which is both commercially aware and of the very highest professional standard. We aim to provide an efficient and effective service to clients in both the private and public sectors.

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www.aocarchaeology.com

AOC
ARCHAEOLOGY
GROUP

The logo incorporates a design from a lead disc found on Birsay, Orkney, dated to the sixth century AD.

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Fax No: 01252 773944
DX No: 32636 FLEET 1
Registered Number: 926028.England.
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Thameswey Homes Limited

PLANNING SERVICES	HPT
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CS	
17 JAN 2001	
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Mrs A O'Dell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our ref. JMF/KLM *Your ref.* *Date* 16 January, 2001

Dear Madam

Change of postcode

For your information, our postcode has been changed as of today's date to **GU51 2QN**.

Please can you amend your records accordingly.

Thank you for your co-operation.

Yours faithfully,
FOR THAMESWEY HOMES LIMITED

p.p. J M Fletcher
Development Manager

GEORGE WIMPEY PLC

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London ECIN 8NQ
Tel: 020 7242 7436
Fax: 020 7404 5424

Directors
W. Eastwood, FR Eng., B Eng., Ph D., D Eng., C.Eng., F.I.C.E., Pres Struct E., Fl Mech E., FCIS
R.C.A. Eastwood, B Sc., C.Eng., F I C E., Fl Struct E.
S.D. Preston, B Eng., C.Eng., F I C E., F I Struct E.
G.M. Seaman, B Sc., C Eng., F I C E., F I Struct E.
N.J. Baines, B.Sc., C Eng., M I C E., M.C.I.W.E.M.
P. Richardson, B Sc., C Eng., M I C E., M I Struct E.
I.M. Wood, B Sc., C Eng., M I C E., F I Struct E.

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TCL | JS
CNF
3
21 DEC 2000
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Your ref:

Mr C Hill
Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

28 November 2000

Dear Chris,

Sheerlands Road, Arborfield

Please find enclosed the second set of gas readings. Once again, these are well below the relevant Building Regulations limits.

The third and final set is expected in two weeks.

Yours sincerely,

S D Preston

STANDPIPE RECORDS

GAS EMISSIONS

Project: SHEERLANDS ROAD, ARBORFIELD
Client: Thameswey Homes
Agent: Eastwood & Partners

Project No: 1823
Sheet No: 1/1

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
17/11/00	1001	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.0	0.1
		Oxygen	%	21.5	20.8

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
24/11/00	990	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.6	0.1
		Oxygen	%	21.5	21.6

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Readings taken with GA2000 gas analyser manufactured by Geotechnical Instruments Ltd.

Carlton House, Ancells Business Park,
Ancells Road, Fleet, Hants GU13 8UN
Telephone: 01252 773900
Fax No: 01252 773944
DX No: 32636 FLEET 1
Registered Number: 926028 England.

Thameswey Homes Limited

Registered Office:
3, Shortlands,
London W6 8EZ

38034

AO

21 DEC 2000

COPIES TO: ACK: FILE:

Mrs A O'Dell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our ref. 255/3/GTB/KLM/680 *Your ref.* *Date* 20 December 2000

Dear Mrs O'Dell

Sheerlands Road, Arborfield, Berkshire – F/2000/1506.

Thank you for the planning consent for the 17 houses at Sheerlands Road, Arborfield.

As previously agreed, I enclose 6 copies of the revised planning layout 255/02, showing the position of plots 6 and 8 handed. I confirm as discussed that no additional fee is required.

Regarding the discharge of the planning conditions, I would note the following:

Condition 3	-	Materials schedule as shown on the planning layout.
Condition 6	-	I enclose two copies of the engineering layout drawing 255/10 C showing the proposed slab levels.
Condition 7	-	The proposed landscaping scheme will be submitted direct by out Consultants HGP.
Condition 9	-	The existing trees will be protected with 1.2 high chestnut paling fence on scaffolding.
Condition 10	-	I enclose two copies of our service drawings for BT, 255/23, electricity 255/21 and gas services 255/20.
Condition 13	-	A compound together with hard standing for vehicles will be provided to the rear of plots 14 to 17.
Condition 14	-	A hose with brushing facilities will be provided at the entrance to the site.
Condition 17	-	The archaeology has been undertaken and I confirm reports have been submitted both to yourselves and Babtie.
Condition 18	-	I enclose two copies of our soils report together with Eastwood & Partners' reports dated 28th November and 14th December confirming

the sites suitable for residential development.

Condition 19 - As Condition 18.

Condition 21 - The surface water disposal has been shown on the engineering drawing 255/10 C, as enclosed.

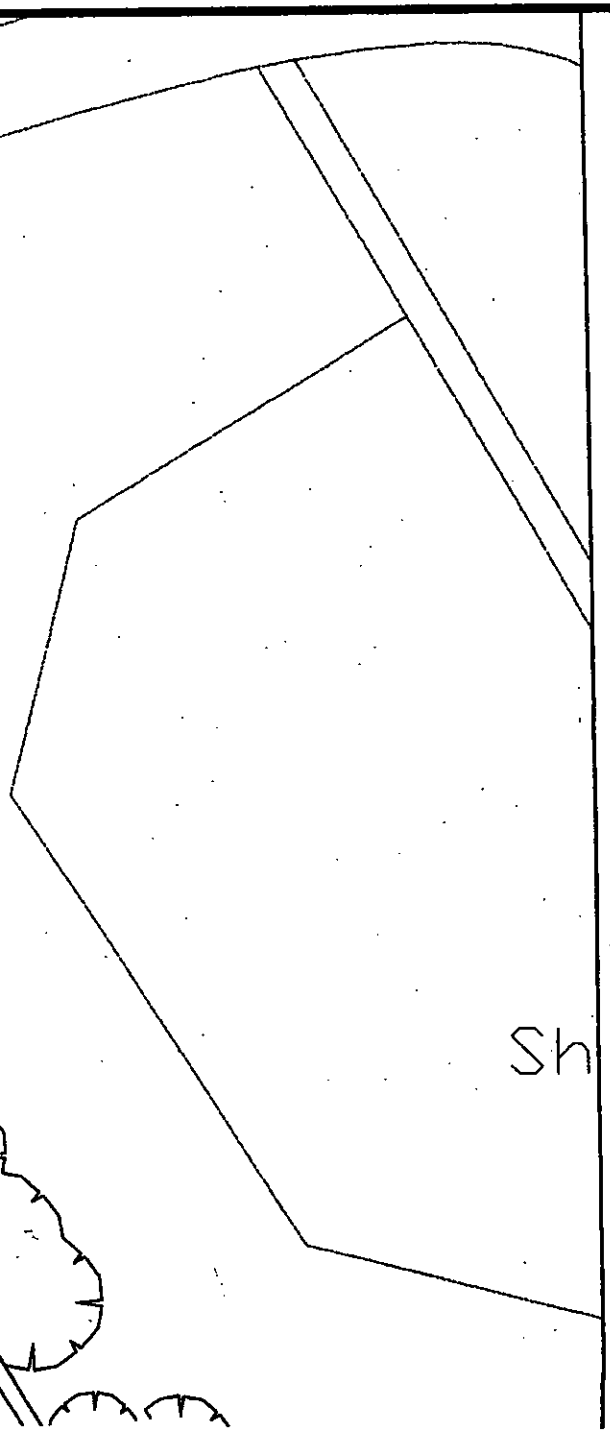
I trust the enclosed is satisfactory and I should be grateful to receive discharge of conditions 3, 6, 7, 9, 10, 13, 14, 17, 18, 19 and 21 together with approval to the amended layout.

Yours sincerely

G.T. Bell

G T Bell R.I.B.A.
Design & Planning Executive

Enc



HOUSE TYPE	PLOT NUMBER	BEDROOMS	TOTAL
CHI CHICHESTER	1	5	1
WEN WENTWORTH	7, 8	4	2
COM COMPTON	4, 5, 12, 13	2	4
ASH ASHLEY	2, 3, 10, 11	3	4
KIN KINGSLEY	6, 9	4	2
RIS RISELEY	14, 15, 16, 17	2	4
			TOTAL = 17

MATERIALS SCHEDULE – SHEERLANDS ROAD, ARBORFIELD

HOUSE TYPE	MAIN BRICK	CONTRASTING BRICK	MAIN TILE	RIDGE TILE
CHICHESTER	BUTTERLEY VILLAGE SUNGLOW	VILLAGE HARVEST MULTI	DOUBLE ROMAN ACORN BROWN	
WENTWORTH	BUTTERLEY VILLAGE HARVEST MULTI	VILLAGE SUNGLOW	DOUBLE ROMAN ACORN BROWN	
COMPTON	VILLAGE HARVEST MULTI	VILLAGE SUNGLOW	DOUBLE ROMAN OLD ENGLISH DARK RED	
ASHLEY	VILLAGE SUNGLOW	VILLAGE HARVEST MULTI	DOUBLE ROMAN OLD ENGLISH DARK RED	
KINGSLEY	VILLAGE HARVEST MULTI	VILLAGE SUNGLOW	DOUBLE ROMAN ACORN BROWN	
RISELEY	VILLAGE SUNGLOW	VILLAGE HARVEST MULTI	DOUBLE ROMAN OLD ENGLISH DARK RED	

Eastwood & Partners
Consulting Engineers

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Directors
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R.C.A. Eastwood, B Sc., C.Eng., FI C.E., FI.Struct.E.
S.D. Preston, B Eng., C.Eng., FI C.E., FI.Struct.E.
G.M. Seaman, B Sc., C Eng., FI C E., FI Struct.E.
N.I. Baines, B.Sc., C Eng., M I C E., M C.I.W.E.M.
P. Richardson, B Sc., C.Eng., M I C E., M.I.Struct E.
J.M. Wood, B Sc., C.Eng., M I C.E., FI.Struct E.

Our ref: SDP/8506/AC/24383

Your ref:

Mr C Hill
Thameswey Homes Ltd
Carlton House
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GU13 8UN

28 November 2000

Dear Chris,

Sheerlands Road, Arborfield

Please find enclosed the second set of gas readings. Once again, these are well below the relevant Building Regulations limits.

The third and final set is expected in two weeks.

Yours sincerely,

Stephen Preston

S D Preston

STANDPIPE RECORDS

GAS EMISSIONS

Project: SHEERLANDS ROAD, ARBORFIELD
Client: Thameswey Homes
Agent: Eastwood & Partners

Project No: 1823
Sheet No: 1/1

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
17/11/00	1001	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.0	0.1
		Oxygen	%	21.5	20.8

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
24/11/00	990	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.6	0.1
		Oxygen	%	21.5	21.6

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Readings taken with GA2000 gas analyser manufactured by Geotechnical Instruments Ltd.

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London ECIN 8NQ
Tel: 020 7242 7436
Fax: 020 7404 5424

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S.D. Preston, B Eng., C Eng., FI.C E., FI.Struct E.
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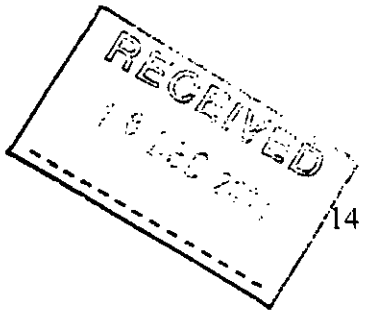
P. Richardson, B.Sc., C.Eng., M.I C.E., M I.Struct E.
J.M. Wood, B Sc., C.Eng., M.I.C E., FI.Struct.E

Our ref: SDP/8630/AC/24383

Your ref:

Mr C Hill
Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

FAX & POST



14 December 2000

Dear Chris,

Sheerlands Road. Arborfield

Please find enclosed a copy of the radon report by the British Geological Survey. I am pleased to report that no radon precautions are required.

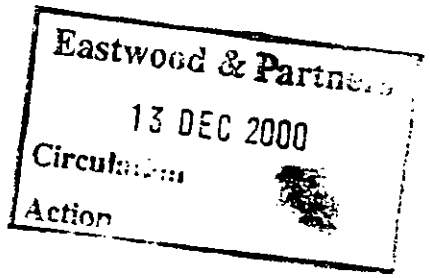
Yours sincerely,

pp S. Preston.

S D Preston

Report prepared for:

EASTWOOD & PARTNERS
PREMIER HOUSE
12-13 HATTON GARDEN
LONDON
EC1N 8NQ



Radon Protective Measures Site Report

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

Stage 2 Geological Assessment for BR211 (1999)

Client's Reference:

24383

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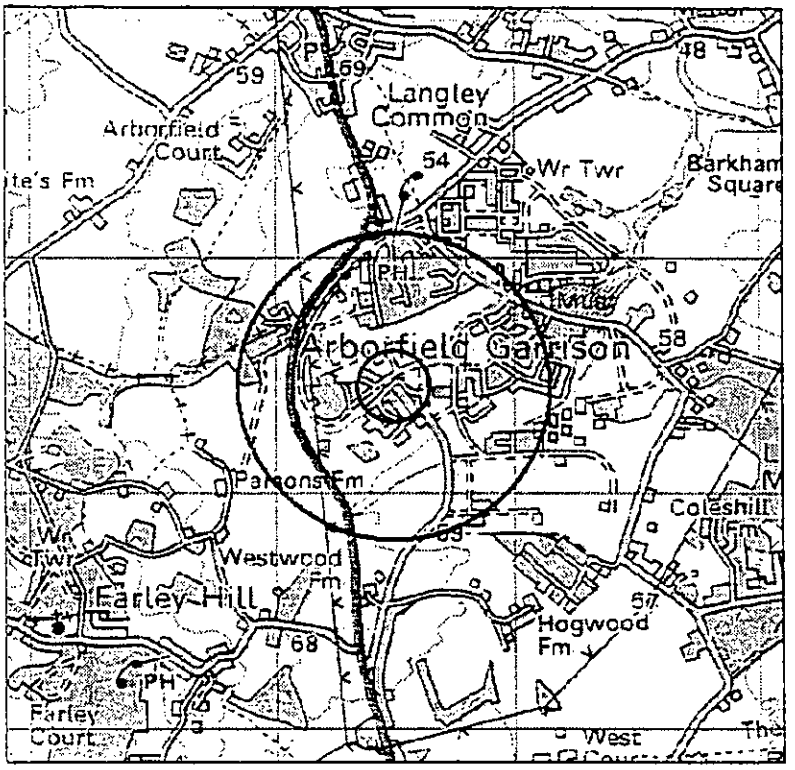
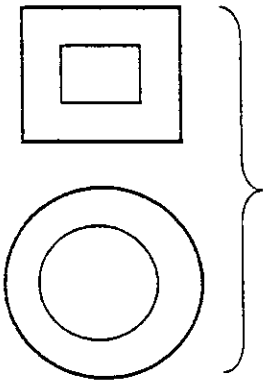
Section 1: Location and extent of report area

Area centred at: *SU 7650 6545*
Radius of site area: *150 metres*



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

KEY:



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

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

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

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Section 2: Requirement for radon protective measures

The RPM GIS has determined that:

NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA. *Developers may wish to consider whether householders / prospective purchasers will consider the installation of radon protective measures a positive feature*

This assessment was derived from 1:250,000 scale data.

Where protective measures are indicated, guidance can be found in BR211(1999) *Radon: guidance on protective measures for new dwellings.*

Important note: the level of radon protective measures indicated by the Stage 1 NRPB Map in the BRE publication (BR211, 1999): **Radon: Guidance on protective measures for new dwellings** still applies to this site and should be followed as the minimum requirement. See Section 4 for more details.

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

Section 3: Geological units within the search area

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

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

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

b) 1:50,000 Solid, Drift and Artificial geology maps

1:250,000 data

1. LONDON CLAY FORMATION(ARGILLACEOUS ROCKS, UNDIFFERENTIATED); No drift

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Section 4: Determining the level of radon protection.

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

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

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

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

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

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

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

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

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Section 5: Follow-up radon protective measures site report

For most parts of the UK, a higher resolution assessment of radon protective measures requirements can also be provided by BGS. This will comprise:

i. Assessment by a qualified geologist of the relevant 10,000, 1:10,560 or 1:50,000 scale geological map(s) covering the total search area from BGS archives.
ii. Precise identification of the level of radon protective measures indicated for all geological units encountered within the site and the immediately surrounding area.

The basic charge for a Radon Follow-up Report is **£80+VAT**. Reports for very large or geologically complex sites may, however, have to be supplemented with additional £40+VAT increments to allow for each extra half-hour of time taken – in such cases, enquiry staff will confirm with the client before proceeding.

The Radon follow-up reports can be ordered from:-
Geological Enquiries, British Geological Survey, Keyworth, Nottingham NG12 5GG; Tel: 0115-936-3192; Fax: 0115-936-3192; e-mail: geohelp@bgs.ac.uk. An on-line ordering facility will be available in the near future from Services on the BGS web site *http://www.bgs.ac.uk.*

Section 6: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters poorly ventilated enclosed spaces such as some basements, buildings, caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

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Section 7: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace.**

BRE publications may be obtained from Construction Research Communications Ltd, 151 Roseberry Avenue, London EC1R 4QX (Tel: 0171 505 6622; Fax: 0171 505 6606).

Section 8: Radon in existing dwellings

Useful information is given in the following free publications which can be obtained by writing to: DETR Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB.

Radon - A Householder's Guide

Radon - You Can Test for it

Radon - A Guide for Homebuyers and Sellers

Radon - A Guide to Reducing Levels in Your Home

Information in the booklets is also available on the DETR website at:
http://www.environment.detr.gov.uk/radioactivity/index.htm

Householders are recommended to follow advice in **Radon - a householder's guide.** The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Research Establishment (BRE) **Radon hotline** on **01923 664707.**

Advice about radon, its health risks and details of how to order the radon test may be obtained from the NRPB **Radon Freephone** on 0800 614529 or by post from **NRPB, Chilton, Didcot, Oxfordshire OX11 0RQ.**

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Report issued by: A. Hall

BGS National Geological Records Centre

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RADON REPORT RECEIPT

REPORT PREPARED FOR:

EASTWOOD & PARTNERS
PREMIER HOUSE
12-13 HATTON GARDEN
LONDON
EC1N 8NQ

CLIENT REFERENCE:

24383

CHARGES:

NET	VAT	TOTAL PAYABLE
£30.00	£5.25	£35.25

CHEQUE NUMBER: 006772

PAYMENT RECEIVED WITH THANKS

VAT REGISTRATION No. 618 3673 25

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Angela Odell

From: HGP Planning [admin@hgppc.co.uk]
Sent: 25 September 2000 09:42
To: A Odell
Subject: Sheerlands Road, Arborfield

To Mrs Angela Odell

Thank you for your fax regarding the landscape plan for Sheerlands Road , Arborfield. As there still seems to be some concern over the number of plants required I wonder if you could kindly let me have a copy of Christine Brimble's plan showing the areas and calculations she has made to ensure we meet her requirements. I have spoken to Christine Brimble and she is happy for me to have her plan but apparently she sent you the only copy.

Sylvia Jezeph

Eastwood & Partners
Consulting Engineers

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R.C.A. Eastwood, B.Sc., C.Eng., F.I.C.E., F.I.Struct.E.
S.D. Preston, B.Eng., C.Eng., F.I.C.E., F.I.Struct.E.
G.M. Seaman, B.Sc., C.Eng., F.I.C.E., F.I.Struct.E.
N.J. Baines, B.Sc., C.Eng., M.I.C.E., M.C.I.W.E.M.
P. Richardson, B.Sc., C.Eng., M.I.C.E., M.I.Struct.E.
J.M. Wood, B.Sc., C.Eng., M.I.C.E., F.I.Struct.E.

E
GS
COPIES TO:
ACK:
FILE:
Our ref: SDP/8156R/GW/AC/24383
Your ref:

Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

1 November 2000

For the attention of Mr C Hill

Dear Chris,

Site at Sheerlands Road, Arborfield

Please find enclosed two copies of our final report on a geotechnical investigation.

The report has been updated in light of the laboratory tests results. These have shown that the clay is medium shrinkage, and the advice in the report has been altered accordingly.

The EnviroCheck report for the site has also been received and we have commented on it within our report. A copy of the original Enviro Check is contained within the appendices.

Yours sincerely,

Stephen Preston

S D Preston

24383

SITE AT 14-18 SHEERLANDS ROAD, ARBORFIELD

PRELIMINARY REPORT ON A

GEOTECHNICAL INVESTIGATION

(PRELIMINARY)

Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

September 2000

Eastwood & Partners
(Consulting Engineers) Ltd
Premier House
12/13 Hatton Garden
London
EC1N 8NQ

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London ECIN 8NQ
Tel: 020 7242 7436
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Directors
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R.C.A. Eastwood, B.Sc., C.Eng., FI C.E., FI.Struct.E.
S.D. Preston, B Eng., C.Eng., FI C.E., FI Struct E.
G.M. Seaman, B Sc., C.Eng., FI C.E., FI.Struct E.
N.J. Baines, B Sc., C.Eng., M.I.C.E., M C.I.W.E.M.
P. Richardson, B.Sc., C.Eng., M I.C.E., M I.Struct.E.
J.M. Wood, B Sc., C Eng., M I C.E., FI.Struct E.

Our ref: SDP/7986R/GW/AC/24383

Your ref:

25 September 2000

Site at 14-18 Sheerlands Road, Arborfield

Preliminary Report on a Geotechnical Investigation

(Preliminary)

Contents

1. Introduction
2. Site Description
3. Geology
4. EnviroCheck Report
5. Landfill Gas
6. Radon
7. Details of Trial Pits
8. Laboratory Tests
9. Soakage Tests
10. Disussion
    - 10.1 Foundations
    - 10.2 Ground Floors
    - 10.3 Chemical Precautions
    - 10.4 Excavations
    - 10.5 Roads
    - 10.6 Surface Water Drainage

Appendix A — Trial Pit Location Plan
Appendix B — Trial Pit Logs
Appendix C — Laboratory Test Results
Appendix D — Rules For New Planting

SDP/7986R/GW/AC/24383

21 September 2000

Site at 15-18 Sheerlands Road, Arborfield

Report on a Geotechnical Investigation

1. Introduction

Eastwood & Partners were instructed by Thameswey Homes Ltd to carry out a geotechnical investigation of the above site. We therefore visited site and dug trial pits on 18 September 2000. The investigation was limited because the houses on the site were still occupied at the time, and so we were unable to dig in the formal front and rear garden areas. Trial pits could only be dug in the rough ground at the rear. Also, the access was only wide enough for a small excavator, which could only dig to depths of just over 2m.

This report is based upon the assumption that you will develop the site with standard two storey houses, and that existing ground levels will not alter significantly. If this is not the case then the advice given in this report may not be appropriate.

2. Site Description

The site consists of three dwelling houses and their extended gardens to the rear. The boundaries of the site are formed by Sheerlands Road to the north and Tyler Drive to the east, further gardens to the south and a recent housing development to the east.

A number of mature trees are present along the western boundary, and on both sides of Sheerlands Road and Tyler Drive alongside the site. The tree species include oaks, ash, hazel, sycamore, cypress, scots pine and poplar.

A detailed tree survey was made available to us. It is clear from this and from the presence of numerous logs on site that a number of trees had been felled just before our visit.

The ground slopes approximately 2m down towards the north-east corner over a distance of 120m.

3. Geology

The 1:63,360 British Geological Survey Map (Sheet 268) indicates that the site is underlain by London Clay. London Clay is generally a blue, grey clay which weathers to a brown colour near the surface.

4. EnviroCheck Report

An EnviroCheck report has been commissioned separately by Thameswey Homes Ltd.
It is essential that we see a copy before finalising this report.

5. Landfill Gas

Spike tests have been commissioned. We will report on these later.

6. Radon

The site lies in an area where radon precautions are not required.

7. Details of Trial Pits

A trial pit investigation was carried out under the supervision of Eastwood & Partners on 18 September 2000. Six trial pits were dug in the locations shown on 24383/Fig 1and the detailed logs of the strata encountered are enclosed as Figs 2 to 7. Unfortunately, it was not possible to excavate pits behind No. 12 or in front of No.14.

All excavations encountered London Clay beneath an average of 200-400mm of topsoil. The London Clay was on the whole fairly uniform across the site. It is in its brown weathered state, starting off as firm brown sandy clay under the topsoil, becoming soft to firm with depth.

No groundwater was encountered in any of the trial pits, and the sides of the pits remained stable during the dig.

Some trial pits have stiffer clay near the surface. This indicates that there has been some desiccation by trees.

8. Laboratory Tests

To be added.

9. Soakage Tests

A soakage test was carried out in trial pit number TP6. The pit was filled with water via a hosepipe to a depth of around 1m. The water level was then monitored over a period of time to assess the rate at which it would dissipate.

After a period of 30 minutes the water level had not changed. After another half an hour the water level had gone down by just 1cm. At this stage it was considered that the infiltration rate was too low to be practical for any designed soakaway. The uniformity of the clay material also suggests that similar results would be obtained at other areas of the site.

10. Discussion

10.1. Foundations

Our investigations suggest that the site is underlain by firm London Clay.

It is likely that the clay will be highly shrinkable, therefore a minimum founding depth of 1000mm below the deeper of original or proposed ground level is required. This assumes that all proposed landscaping is in accordance with the attached "Rules for New Planting". For houses within the influence of existing or felled trees, the founding depths should be increased in accordance with the recommendations of the NHBC standards. Depths of up to 3.5m may be required for houses very close to trees with a high water demand such as oaks.

Readings of unconfined compressive strength taken with a pocket penetrometer indicate an allowable bearing pressure on the clay of 100kN/m^2 at around 1m depth. This is sufficient to adopt 450mm wide trenchfill foundations for normal Thameswey Homes two storey houses on this site, increasing to 600mm wide footings for party walls in terraces.

Precautions against soil heave will be required for all footings with a calculated founding depth greater than 1.5m due to the influence of trees. You should allow for placing a 75mm thickness of low density polystyrene from the top of the footing down to a depth of 500mm above formation level against the inside face of perimeter footings. The trenches will need to be dug wider to accommodate this. A smooth vertical face is required for the external side of these footings and this can be achieved by casting against a sheet of polythene.

Footings with a depth greater than 2.5m due to trees should be reinforced with B785 mesh top and bottom as a precaution against the effects of ground movement. In extreme cases, for example if houses are located directly over large, high water demand felled trees such as oaks, piling should be considered as a solution which gives less risk of future damage, and is possibly more economical than deep trenchfill.

The piles will need to be sleeved over the top 3m, and the ground beams protected against heave by the use of Cellcore below the ground beams, and polystrene on the sides.

10.2 Ground Floors

Since there is highly shrinkable clay present, we recommend the use of precast floors with a 225mm void beneath throughout this site. Underfloor drainage will be required as specified in Clause 3.14 of section C4 of the Building Regulations.

10.3 Chemical Precautions

We recommend that you allow for Class 2 sulphate conditions. Designated mix FND2 to BS5328 Part 1: 1997 should be assumed for all foundations for the present.

10.4 Excavations

Excavation of the trial pits can be described as easy to moderately easy and the sides of the pits remained stable. Support will be required in accordance with current Health & Safety Regulations wherever access is required to trenches deeper than 1.2m.

10.5 Roads

We would expect CBR values on the London Clay in the range 2-5%. It is likely that a 350mm thick capping layer will be required below adoptable roads. As usual, you should arrange for insitu CBR testing along the line of the roads just before construction commences.

10.6 Surface Water Drainage

Normal soakaway drainage is unlikely to be suitable on this heavy clay site.

11. Summary

11.1 The site is underlain by highly shrinkable London Clay

11.2 Footings for normal two-storey houses can consist of 450mm wide trenchfill, increasing to 600mm wide for party walls of terraces.

11.3 Footing depths should comply with NHBC Standard 4.2. Piling may be more economical for plots which would otherwise require very deep trenchfill.

11.4 Ground floors should be precast with a 225mm void beneath.

11.5 CBR values of 2-5% are predicted

11.6 Normal soakaways are unlikely to be suitable.

S D Preston

APPENDIX A

Trial Pit Location Plan

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 1**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 450	Topsoil
450 - 2300	Firm light brown sandy CLAY P=160kN/m^2 at 1100mm
	Sample 1 taken @ 1600mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 2

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 2**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 150	Topsoil
150 - 2300	Light brown soft to firm sandy CLAY P =120kN/m^2 at 1000mm Sample 1 taken at 1500mm P = 110kN/m^2 @ 1800mm Roots extend down to 600mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	GW

FIG 3

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 3**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 200	Topsoil
200 - 2200	Firm brown sandy CLAY P= 200kN/m^2 at 800mm Sample 1 taken at 1200mm Land drain hit at 800mm P = 170kN/m^2 @ 1700mm Sample 2 taken at 2100mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 4

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 4**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 300	Topsoil
300 - 2100	Stiff light brown sandy CLAY becoming firm with depth. P = 300kN/m^2 @ 800mm Sample 1 taken at 900mm Sample 2 taken at 2000mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 5

APPENDIX C

Laboratory Test Results

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 6**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 300	Topsoil
300 - 2200	Soft to firm brown sandy CLAY P = 100kN/m^2 @ 1000mm Sample 1 taken at 1200mm P = 100kN/m^2 @ 1800mm Sample 2 taken at 2000mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 6

TRIAL PIT LOG

CLIENT:	Thameswey Homes Ltd	**PIT NO: 8**
SITE:	Arborfield Garrison	
JOB NO:	24383	Eastwood & Partners (Consulting Engineers) Premier House London EC1N 8NQ tel 020 7242 7436 fax 020 7404 5424
DATE DUG:	18 September 2000	

DEPTH(mm)	**DESCRIPTION**
0 – 400	Topsoil
400 - 2200	Soft to firm light brown sandy CLAY P = 140kN/m^2 @ 1200mm Sample 1 taken at 1500mm P = 120kN/m^2 @ 2200mm Sample 2 taken at 2200mm

P and V values where given refer to the unconfined compressive strength/ shear strength in kN/m^2 measured with a hand held penetrometer (P) or hand vane (V)

NOTES:

Groundwater Dry

Stability of excavation No collapse

LOGGED	TYPED	CHECKED
GW	AC	

FIG 7

APPENDIX D

Rules for New Planting

RULES FOR NEW PLANTING

On Clay sites, the minimum founding depths given in NHBC Standard 4.2 can only be used for footings which are clear of the zone of influence of felled or retained trees provided new tree planting is restricted. The closest planting distances which allow these minimum depths to be used are as follows:-

LOW water demand trees	-	0.50 x mature height
MODERATE water demand trees	-	0.75 x mature height
HIGH water demand trees	-	1.24 x mature height

The closest planting distances for common species are given below:

Species	Closest distance to a foundation (m)
Lower Water Demand	
Birch	7.0
Beech	10.0
Holly	6.0
Moderate Water Demand	
London plane	19.5
Alder	13.5
Sycamore	16.5
Ash	17.5
Cherry	13.0
Laburum	9.0
Lime	16.5
Maple	13.5
Mountain Ash	8.5
Whitebeam	9.0
High Water Demand	
Oak	30.0
Willow	30.0
Poplar	35.0
Elm	30.0

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 3 January 2001

Location:	Land at Sheerlands Road, Arborfield
Proposal:	Proposed erection of 18 dwellings
Application Number: F/2000/1506	

In response to your informal consultations for the above application, the landscape comments are as follows:

The revised landscape plan allowing the re-arrangement of the parking court for nos. 14 to 17 is acceptable in terms of its species and planting distances. However, the extent of the plants within the planting bed around the Betula jacquemontii are not sufficient enough to fill the area. For example, the planting should extend beneath the tree and to fill the gaps adjacent to the entrance drive and footpath for visual amenity purposes and for ease of future maintenance.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 2nd January 2001

Location: Land at Sheerlands Road, Arborfield

Proposal: Erection of 17 houses – approval of conditions.

Application Number: F/2000/1506

In response to your consultation dated 22nd December 2000 for the above application, the arboricultural comments are as follows:

Condition 9: The type of protective fence is acceptable. However, a plan needs to be submitted showing where it will be erected. This must comply with the recommendations of BS5837:1991 'trees in relation to construction'.

Condition 10: The details are acceptable. In installing all underground services the guideline issued by the DETR (Roots and routes – Guidelines on highway works and trees) and National Joint Utilities Group (Publication 10 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees') must be complied with.

Neil Etherington
Senior Arboriculturist

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES	REF 38040
POL	T.S
DC AO	SRF
APP	
CS	
21 DEC 2000	
COPIES TO:	ACK:
	FILE:

Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/jr/99.P94
20th November 2000

Dear Mrs Odell

F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drg no. 99.P94.06 illustrating the necessary revisions to the landscape plan to allow for re-arrangement of the parking court for plot nos. 14 to 17.

An updated schedule for the whole development is included for your information. I hope this will enable you to discharge condition 7 but please contact me if you require any further clarification.

Yours sincerely

Sylvia Jezeph.

SYLVIA JEZEPH

enc

cc. G Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

Carlton House, Ancells Business Park,
Ancells Road, Fleet, Hants GU13 8UN
Telephone: 01252 773900
Fax No: 01252 773944
DX No: 32636 FLEET 1
Registered Number: 926028 England.
Registered Office:
3, Shortlands,
London W6 8EZ

Thameswey Homes Limited

38034

AO

21 DEC 2000

COPIES TO: ACK: FILE:

Mrs A O'Dell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our ref. 255/3/GTB/KLM/680 *Your ref.* *Date* 20 December 2000

Dear Mrs O'Dell

Sheerlands Road, Arborfield, Berkshire – F/2000/1506.

Thank you for the planning consent for the 17 houses at Sheerlands Road, Arborfield.

As previously agreed, I enclose 6 copies of the revised planning layout 255/02, showing the position of plots 6 and 8 handed. I confirm as discussed that no additional fee is required.

Regarding the discharge of the planning conditions, I would note the following:

Condition 3 - Materials schedule as shown on the planning layout.

Condition 6 - I enclose two copies of the engineering layout drawing 255/10 C showing the proposed slab levels.

Condition 7 - The proposed landscaping scheme will be submitted direct by out Consultants HGP.

Condition 9 - The existing trees will be protected with 1.2 high chestnut paling fence on scaffolding.

Condition 10 - I enclose two copies of our service drawings for BT, 255/23, electricity 255/21 and gas services 255/20.

Condition 13 - A compound together with hard standing for vehicles will be provided to the rear of plots 14 to 17.

Condition 14 - A hose with brushing facilities will be provided at the entrance to the site.

Condition 17 - The archaeology has been undertaken and I confirm reports have been submitted both to yourselves and Babtie.

Condition 18 - I enclose two copies of our soils report together with Eastwood & Partners' reports dated 28th November and 14th December confirming

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES	HPT 34012
POL	TLS
DC AO	ENF
APP	
CS	
08 SEP 2000	
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	FILE:

Mrs. A Odell
Planning Services
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

SJ/vn/99.P94
4TH September 2000

Dear Mrs Odell

PLANNING APPLICATION NO F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drg no 99 P94 05 illustrating the landscape proposals for the above application, together with a materials schedule.

Yours sincerely

Sylvia Jezeph

SYLVIA JEZEPH

cc G Bell Esq - Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No: 2066641

99.P94 SCHEDULE OF MATERIALS FOR SHEERLANDS ROAD, ARBORFIELD

HOUSE TYPE	MAIN BRICK	TILE
Ashley	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
Chichester	Hanson Butterly Village Sunglow	MarleyBold Roll Interlocking Concrete Acorn Brown
Compton	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
Kingsley	Hanson Butterly Village Sunglow	MarleyBold Roll Interlocking Concrete Acorn Brown
Wentworth	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
Somerton	Hanson Butterly Village Sunglow	Marley Bold Roll Interlocking Concrete Acorn Brown

99.P94 SCHEDULE OF MATERIALS FOR SHEERLANDS ROAD, ARBORFIELD

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Wentworth	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
Somerton	Hanson Butterly Village Sunglow	Marley Bold Roll Interlocking Concrete Acorn Brown

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 20 September 2000

Location:	Land at Sheerlands Road, Arborfield
Proposal:	Proposed erection of 18 dwellings
Application Number: F/2000/1506	

In response to your informal consultations dated 18 September 2000 for the above application, the landscape comments are as follows:

In response to my previous comments, the applicant has amended some of the planting numbers in accordance with the planting distances as shown on the plant schedule, however densities and areas were not checked in all cases. This is apparent in the numbers given for Euonymus; at 30cm centres the density will be approx. 11 plants per m^2. I have checked all areas on the plan and amended the plant numbers in accordance with the planting distances on the schedule; this takes into consideration all under-planting for new trees and calculating the climbers as numbers per linear m.

Catherine Brimble

Catherine Brimble
Landscape Architect

HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

TLS
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Act AO
PS
16 SEP
COPIES TO:
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FILE:

Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

Reply rqd

SJ/jr/99.P94
14th September 2000

Dear Mrs Odell

LAND OFF SHEERLANDS ROAD, ARBORFIELD

Further to our conversation regarding the minor amendments which Thameswey had requested I raise with you, I am pleased to enclose four copies of drg no 94 P94 03 Revision E illustrating their proposals. When the boundaries to the rear of plots 14 – 17 were revised, it was possible, by a slight alteration to the parking spaces within the courtyard, to improve the curtilage to plot 13 which was previously rather cramped. By re-arranging the parking in this manner it will be possible to have a longer stretch of drive into the courtyard parking before the security gates are reached which will enable cars to park well clear of both the carriageway and the footway while they are waiting for the gates to open. I would be grateful if you could let me know whether such an arrangement would be acceptable to you and whether these alterations could be undertaken as a minor modification to the existing planning application.

I have also enclosed four copies of the landscape plan and schedule with additional ground cover and shrubs (Hypericum patulum Hidcote and Euonymus fortune "Emerald and Gold") shown in the areas which your Environmental Design Team considered to be under planted.

Yours sincerely

Sylvia Jezeph

SYLVIA JEZEPH

Cc John Fletcher Esq, Thameswey Homes
Graham Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing); Martin Hawthorne BSc(Hons) MRTPI; Paul Evans DipARch IDist Theol DipTP RIBA MRTPI; Nigel Schoolcraft ACCA
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BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No: FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited, Furzehall Farm. Registered in England Reg. No. 2066641

SOFT LANDSCAPING SCHEDULE			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
4	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
6	60cm centres	CORNUS ALBA	3L/60-90cm
9	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
145	30cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
GROUND COVER			
73	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
45	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
38	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
15	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

SOFT LANDSCAPING SCHEDULE			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
4	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
6	60cm centres	CORNUS ALBA	3L/60-90cm
9	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
145	30cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
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73	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
45	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
38	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
15	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 12 September 2000

Location:	Land at Sheerlands Road, Arborfield
Proposal:	Proposed erection of 18 dwellings
Application Number: F/2000/1506	

In response to your informal consultations dated 11 September 2000 for the above application, the landscape comments are as follows:

Overall the landscape scheme is generally acceptable (plan 99P9405), however the planting distances per species as shown in the schedule does not correspond to the numbers of plants shown on the drawing. For example some of the plants are shown at 60cm centres and this would require approximately 3 plants per m^2 – these are not the figures that apply to the areas measured on the plan. The applicant needs to recalculate all areas of shrub planting and alter the number of shrubs per plot according to the planting distances stated in the schedule.

Catherine Brimble

Catherine Brimble
Landscape Architect

* * * COMMUNICATION RESULT REPORT (14.SEP.2000 10:48) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
402	MEMORY TX		901329282380	OK	P. 2/2

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/1506

Date. January 26, 2001

LOCATION: SHEERLANDS ROAD ARBORFIELD CONDITIONS 18 & 19.

The information that I have been provided with is certainly not sufficient to discharge condition 18 & 19 as it does not provide laboratory results of the soils or any details regarding landfill gas.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

99.P94 SCHEDULE OF MATERIALS FOR SHEERLANDS ROAD, ARBORFIELD

HOUSE TYPE	MAIN BRICK	TILE
Ashley	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
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Wentworth	Hanson Butterly Harvest Multi	Marley Bold Roll Interlocking Concrete Old English Red
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Somerton	Hanson Butterly Village Sunglow	Marley Bold Roll Interlocking Concrete Acorn Brown

Carlton House, Ancells Business Park,
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Registered Number: 926028 England
Registered Office:
3 Shortlands,
London W6 8EZ

Thameswey Homes Limited

PLANNING SERVICES | PI 39670
POL | ES
DC NO
APP
CS
08 FEB 2001
COPIES TO: | ACK: | FILE:

Mrs A O'Dell
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref.	*Your ref.*	*Date*
255/3/GTB/KLM/717		07 February 2001

Dear Mrs O'Dell

The Oaks, Sheerlands Road, Arborfield, Berkshire.

Further to your memorandum dated 26 January 2001, I now enclose the relevant information required to discharge conditions 18 & 19.

Yours sincerely

G.T. Bell

G T Bell R.I.B.A.
Design & Planning Executive

Enc

GEORGE WIMPEY PLC

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London ECIN 8NQ
Tel: 020 7242 7436
Fax: 020 7404 5424

Directors
W. Eastwood
R.C.A. Eastwood
S.D. Preston
G.M. Seaman
N.J. Barnes
P. Richardson
I.M. Wood

Our ref: SDP/8463/OA/PCH/24383

Your ref:

Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

For the attention of Mr C Hill

23rd November 2000

Dear Chris

Sheerlands Road, Aborfield

We have now received some further information on the possibility of there being gas on the above site.

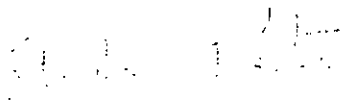
The enclosed letter and map from Wokingham District Council shows that the edge of the infilled clay pit was around 100m to the west. The landfill appears to have been capped and provided with a gas venting system.

A perimeter venting trench extending down to the London Clay surrounds the site. In view of the clay soil which is present in the area, this means that there is a very low risk of gas migrating onto the Sheerlands Road site.

Also enclosed are the first sets of results from the gas monitoring boreholes. These showed no methane to be present, and only a trace of carbon dioxide.

Further readings are being taken fortnightly for the next four weeks. Provided these are similar to the first set, there will be no cause for concern with regard to gas on this site.

Yours sincerely



S D Preston

SP 90 24383

Tel. 0118 974 6766

Fax. 0118 9746401

Date. November 13, 2000

My ref.

Your ref. SDP/8072/GW/AC/24383

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End. Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 977 3909
DX: 33506 – Wokingham

S D Preston
Eastwood & Partners
Premier House
12/13 Hatton Gardens
London
ED1N 8NQ

Dear Mr Preston

LAND OFF SHEERLANDS ROAD ARBORFIELD CONTAMINATED LAND ENQUIRY.

Further to my letter dated October 13 2000 enclosed is a map showing the location of the ex-landfill Whitehall Brick and Tile works.

The following remedial work was carried out on the site to minimise leachate production, to protect nearby properties from the migration and build up of landfill gas and to reclaim the landfill so that it may be used as a recreation area.

(i) The landfill was capped using low permeability clays, high density polyethylene geomembrane, a geotextile layer and cover soils. A cap drainage system which drains to a perimeter gravel drainage channel was also installed.

(ii) The installation of a gas venting system comprising deep vertical wells and horizontal gas collection pipework. The system is located in trenches that extend beneath the original poor quality clay cap that remains in place.

(iii) The installation of a perimeter geomembrane lined gas venting trench that encloses the whole of the former landfill. The trench is keyed into the underlying low permeability london clay.

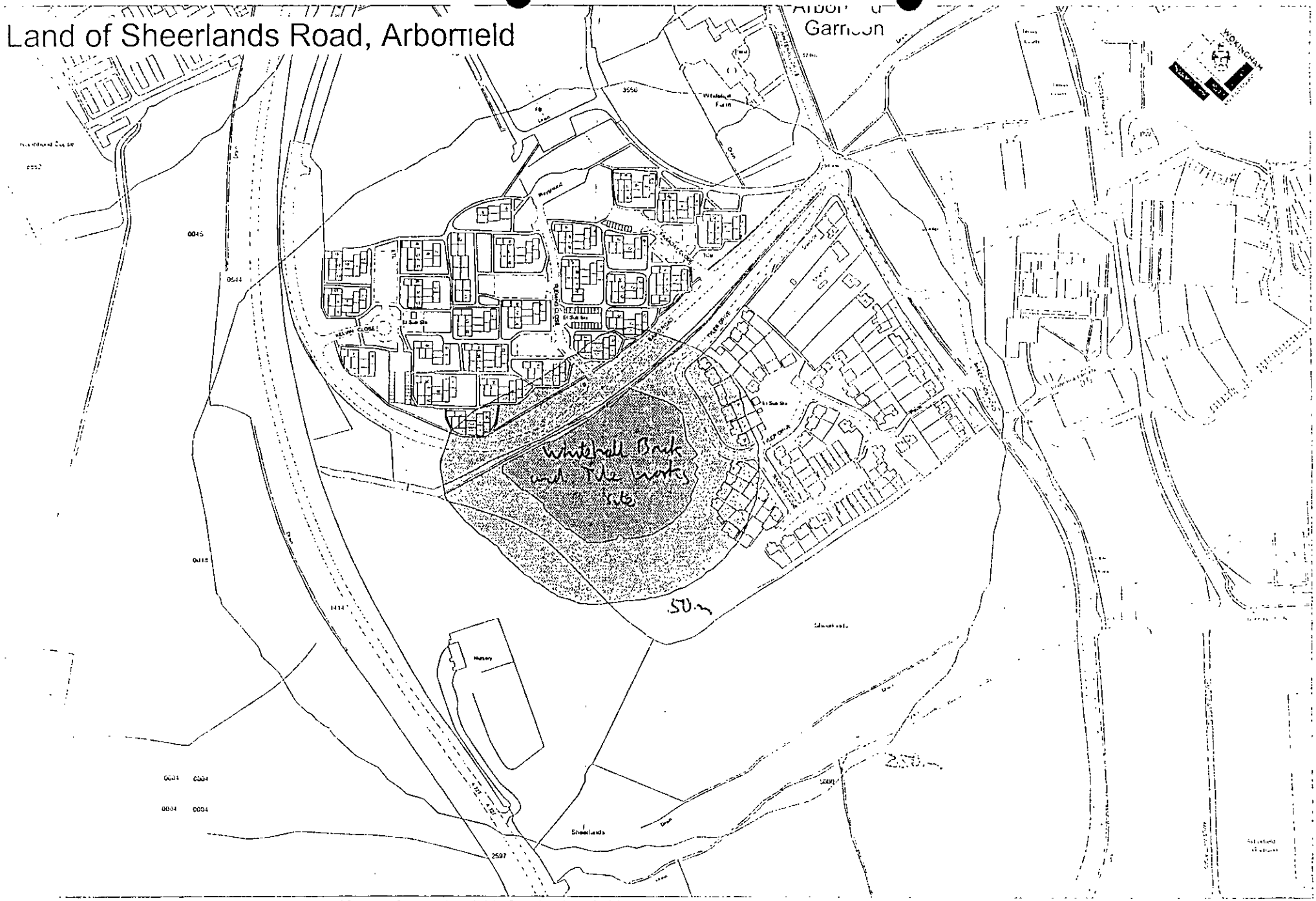
The site continues to be monitored by Golder Associates on behalf of Persimmon Homes as part of the aftercare monitoring programme.

Should you have any queries or require further information please contact me on the above number.

Yours sincerely

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Land of Sheerlands Road, Arborfield



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Environmental Health Section, Wokingham District Council.

N
W E

STANDPIPE RECORDS

GAS EMISSIONS

Project: SHEERLANDS ROAD, ARBORFIELD
Client: Thamieswey Homes
Agent: Eastwood & Partners

Project No: 1823
Sheet No 1/1

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
17/11/00	1001	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.0	0.1
		Oxygen	%	21.5	20.8

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Readings taken with GA2000 gas analyser manufactured by Geotechnical Instruments Ltd

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London EC1N 8NQ
Tel: 020 7242 7436
Fax: 020 7404 5424

Directors
W. Eastwood
R.C.A. Eastwood
S.D. Preston
G.M. Pearce
N.J. Barnes
P. Richardson
I.M. Jones

Our ref SDP/8506/AC/24383

Your ref

Mr C Hill
Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

28 November 2000

Dear Chris.

Sheerlands Road, Arborfield

Please find enclosed the second set of gas readings. Once again, these are well below the relevant Building Regulations limits.

The third and final set is expected in two weeks.

Yours sincerely.

S D Preston

STANDPIPE RECORDS

GAS EMISSIONS

Project: SHEERLANDS ROAD, ARBORFIELD
Client: Thameswey Homes
Agent: Eastwood & Partners

Project No: 1823
Sheet No: 1/1

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
17/11/00	1001	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.0	0.1
		Oxygen	%	21.5	20.8

Date	Atmos Press. mb	Measurement	Units	Borehole No. 1	Borehole No. 2
24/11/00	990	BH pressure	mb	0.0	0.0
		Flow rate	ml/min	-	-
		Methane	%	0.0	0.0
		Carbon dioxide	%	0.6	0.1
		Oxygen	%	21.5	21.6

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Date	Atmos Press. mb	Measurement	Units	Borehole No.
		BH pressure	mb	
		Flow rate	ml/min	
		Methane	%	
		Carbon dioxide	%	
		Oxygen	%	

Readings taken with GA2000 gas analyser manufactured by Geotechnical Instruments Ltd

Eastwood & Partners
Consulting Engineers

Premier House
12/13 Hatton Garden
London ECIN 8NQ
Tel: 020 7242 7436
Fax: 020 7404 5424

Directors
W. Eastwood
R.C.S. Eastwood
S.D. Preston
G.M. Seaman
N.J. Baines
P.R. Chandler
J.V. Wood

Our ref: SDP/8630/AC/24383

Your ref:

Mr C Hill
Thameswey Homes Ltd
Carlton House
Ancells Business Park
Ancells Road
Fleet
Hampshire
GU13 8UN

FAX & POST

14 December 2000

Dear Chris,

Sheerlands Road, Arborfield

Please find enclosed a copy of the radon report by the British Geological Survey. I am pleased to report that no radon precautions are required.

Yours sincerely,

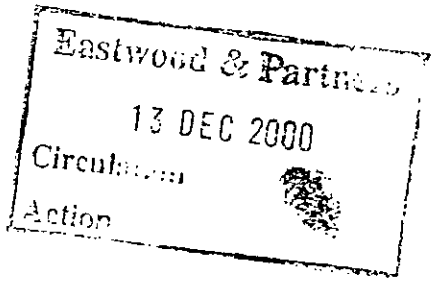
pp S Preston

S D Preston

British Geological Survey

Report prepared for:

EASTWOOD & PARTNERS
PREMIER HOUSE
12-13 HATTON GARDEN
LONDON
EC1N 8NQ



Radon Protective Measures Site Report

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

Stage 2 Geological Assessment for BR211 (1999)

Client's Reference:

24383

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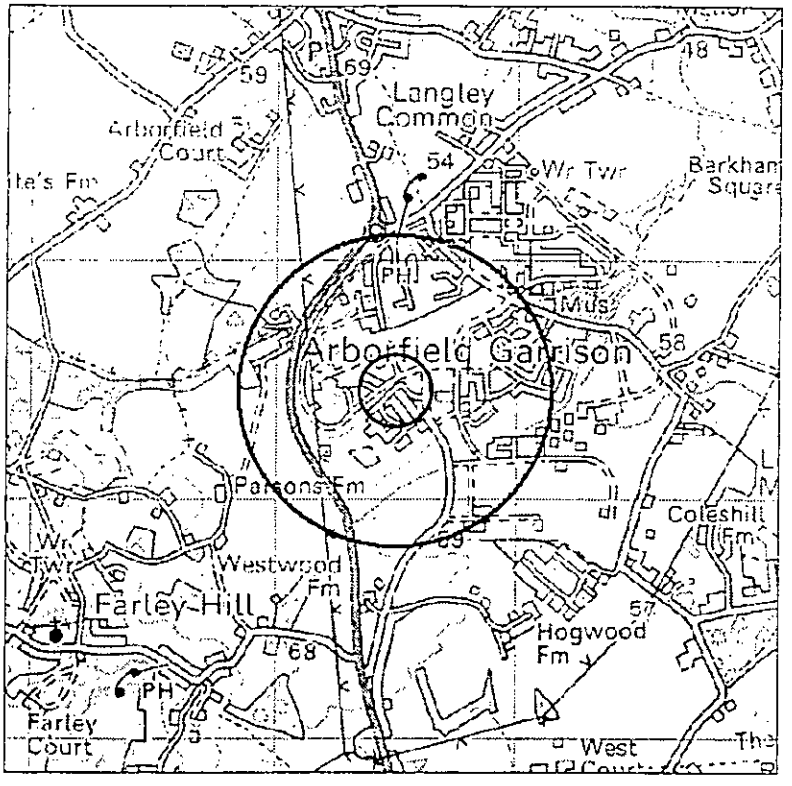
Radon (RPM) Site Report

a British Geological Survey (BGS) product

British Geological Survey

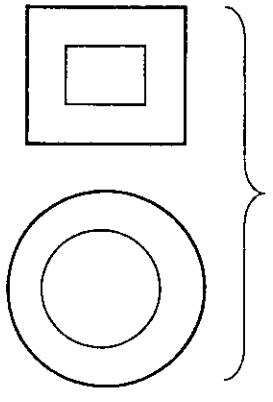
Section 1: Location and extent of report area

Area centred at: SU 7650 6545
Radius of site area: 150 metres



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

KEY:



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

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

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

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Section 2: Requirement for radon protective measures

The RPM GIS has determined that:

NO RADON PROTECTIVE MEASURES ARE REQUIRED FOR THE REPORT AREA. *Developers may wish to consider whether householders / prospective purchasers will consider the installation of radon protective measures a positive feature*

This assessment was derived from 1:250,000 scale data.

Where protective measures are indicated, guidance can be found in BR211(1999) *Radon: guidance on protective measures for new dwellings.*

Important note: the level of radon protective measures indicated by the Stage 1 NRPB Map in the BRE publication (BR211, 1999): **Radon: Guidance on protective measures for new dwellings** still applies to this site and should be followed as the minimum requirement. See Section 4 for more details.

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

Section 3: Geological units within the search area

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

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

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

1:250,000 data

1. LONDON CLAY FORMATION(ARGILLACEOUS ROCKS, UNDIFFERENTIATED); No drift

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Section 4: Determining the level of radon protection.

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

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

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

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

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

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

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

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

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Section 5: Follow-up radon protective measures site report

For most parts of the UK, a higher resolution assessment of radon protective measures requirements can also be provided by BGS. This will comprise:

i. Assessment by a qualified geologist of the relevant 10,000, 1:10,560 or 1:50,000 scale geological map(s) covering the total search area from BGS archives.

ii. Precise identification of the level of radon protective measures indicated for all geological units encountered within the site and the immediately surrounding area.

The basic charge for a Radon Follow-up Report is **£80+VAT**. Reports for very large or geologically complex sites may, however, have to be supplemented with additional £40+VAT increments to allow for each extra half-hour of time taken – in such cases, enquiry staff will confirm with the client before proceeding.

The Radon follow-up reports can be ordered from:-
Geological Enquiries, British Geological Survey, Keyworth, Nottingham NG12 5GG: Tel: 0115-936-3192; Fax: 0115-936-3192; e-mail: geohelp@bgs.ac.uk. An on-line ordering facility will be available in the near future from Services on the BGS web site *http://www.bgs.ac.uk.*

Section 6: What is radon ?

Radon is a naturally occurring radioactive gas, which is produced by the radioactive decay of radium which, in turn, is derived from the radioactive decay of uranium. Uranium is found in small quantities in all soils and rocks, although the amount varies from place to place. Radon released from rocks and soils is quickly diluted in the atmosphere. Concentrations in the open air are normally very low and do not present a hazard. Radon that enters poorly ventilated enclosed spaces such as some basements, buildings, caves, mines, and tunnels may reach high concentrations in some circumstances. The construction method and degree of ventilation will influence radon levels in individual buildings. A person's exposure to radon will also vary according to how particular buildings and spaces are used.

Inhalation of the radioactive decay products of radon gas increases the chance of developing lung cancer. If individuals are exposed to high concentrations for significant periods of time, there may be cause for concern. In order to limit the risk to individuals, the Government has adopted an Action Level for radon in homes of 200 becquerels per cubic metre (Bq m^{-3}). The Government advises householders that, where the radon level exceeds the Action Level, measures should be taken to reduce the concentration.

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Section 7: Radon in workplaces

The Ionising Radiation Regulations, 1999, require employers to take action when radon is present above a defined level in the workplace. Advice may be obtained from your local Health and Safety Executive Area Office or the Environmental Health Department of your local authority. The BRE publishes a guide (BR293): **Radon in the workplace.**

BRE publications may be obtained from Construction Research Communications Ltd. 151 Roseberry Avenue, London EC1R 4QX (Tel: 0171 505 6622: Fax: 0171 505 6606).

Section 8: Radon in existing dwellings

Useful information is given in the following free publications which can be obtained by writing to: DETR Free Literature, PO Box 236, Wetherby, West Yorkshire, LS23 7NB.

Radon - A Householder's Guide

Radon - You Can Test for it

Radon - A Guide for Homebuyers and Sellers

Radon - A Guide to Reducing Levels in Your Home

Information in the booklets is also available on the DETR website at:
http://www.environment.detr.gov.uk/radioactivity/index.htm

Householders are recommended to follow advice in **Radon - a householder's guide.** The guide outlines simple solutions for dealing with the radon problem depending on whether or not the home has been tested for radon. In radon affected homes, the problem of radon can usually be tackled with simple, effective and relatively inexpensive measures. These measures are comparable in cost to work such as damp-proofing and timber treatment. You can get practical advice about construction work to reduce radon levels from the Building Research Establishment (BRE) **Radon hotline** on **01923 664707.**

Advice about radon, its health risks and details of how to order the radon test may be obtained from the NRPB **Radon Freephone** on 0800 614529 or by post from **NRPB, Chilton, Didcot, Oxfordshire OX11 0RQ.**

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Radon (RPM) Site Report

a British Geological Survey (BGS) product

British Geological Survey

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Report issued by: A Hill

BGS National Geological Records Centre

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RADON REPORT RECEIPT

REPORT PREPARED FOR:

EASTWOOD & PARTNERS
PREMIER HOUSE
12-13 HATTON GARDEN
LONDON
EC1N 8NQ

CLIENT REFERENCE:

24383

CHARGES:

NET	VAT	TOTAL PAYABLE
£30.00	£5.25	£35.25

CHEQUE NUMBER: 006772

PAYMENT RECEIVED WITH THANKS

VAT REGISTRATION No. 618 3673 25

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HGP PLANNING CONSULTANCY

Town Planning Consultants
to the Private & Public Sector

PLANNING SERVICES	HPT 38810
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18 JAN 2001	
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Mrs Angela Odell
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1BN

SJ/mp/99.P94
17th January 2001

Dear Mrs Odell

F/2000/1506
SHEERLANDS ROAD, ARBORFIELD

Please find enclosed four copies of drwg. no. 99.P94.05 Revision B. This drawing supersedes previous landscaping plans submitted by reflecting the alterations to the original site layout as shown on Thameswey Homes Planning Layout drwg no. 255/02.

Yours sincerely

SYLVIA JEZEPH

Encs

cc G Bell Esq, Thameswey Homes

Furzehall Farm, Wickham Rd, Fareham, Hants, PO16 7JH.
Telephone 01329 220224. Facsimile 01329 282380.
Email: admin@hgppc.co.uk Website: www.hgppc.co.uk

Directors: Jonathan Kamm BA DipTP MRTPI (Managing) Martin Hawthorne BSc(Hons) MRTPI Paul Evans DipARch (Dist Thes) DipTP RIBA MRTPI Nigel Schoolcraft ACCA
Associates: Sylvia Jezeph, Mark Carrington BSc (Hons) DipTP(Dist) MRTPI, Robin Shepherd BSc (Hons) DipTP MRTPI
BSI Quality Assurance: ISO 9001/BS5750 Registered Firm No FS26663 VAT Registration No: 582960331
Reg. Office: HGP Planning Consultancy Limited. Furzehall Farm. Registered in England Reg No: 2066641

SOFT LANDSCAPING SCHEDULE – DRG NO 99 P94 05 REVISION B 17.1.01			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
3	As shown	MALUS GOLDEN HORNET	2.50 -- 2.75m
1	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
3	60cm centres	CORNUS ALBA	3L/60-90cm
17	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
67	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
71	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
153	45cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
108	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
55	45cm centres	GENISTA VANCOUVER GOLD	2L/20cm
CLIMBERS			
18	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
12	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS AND ANY SPECIFICATION PROVIDED

GRASSED AREAS TO BE CULTIVATED AND FERTILIZED PRIOR TO SEEDING

EXISTING TREES WILL BE PROTECTED BY FENCING A MINIMUM OF 1.2m HIGH ERECTED PRIOR TO COMMENCEMENT OF ANY OTHER WORK COMMENCING ON SITE AND NO UNAUTHORISED ACCESS SHALL BE PERMITTED WITHIN THE PROTECTED AREA FOR THE DURATION OF THE WORKS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS5837: 1991 GUIDE FOR TREES IN RELATION TO CONSTRUCTION

SOFT LANDSCAPING SCHEDULE – DRG NO 99 P94 05 REVISION B 17.1.01			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
1	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
3	60cm centres	CORNUS ALBA	3L/60-90cm
17	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
67	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
71	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
153	45cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
108	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
55	45cm centres	GENISTA VANCOUVER GOLD	2L/20cm
CLIMBERS			
18	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
12	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS AND ANY SPECIFICATION PROVIDED

GRASSED AREAS TO BE CULTIVATED AND FERTILIZED PRIOR TO SEEDING

EXISTING TREES WILL BE PROTECTED BY FENCING A MINIMUM OF 1.2m HIGH ERECTED PRIOR TO COMMENCEMENT OF ANY OTHER WORK COMMENCING ON SITE AND NO UNAUTHORISED ACCESS SHALL BE PERMITTED WITHIN THE PROTECTED AREA FOR THE DURATION OF THE WORKS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS5837: 1991 GUIDE FOR TREES IN RELATION TO CONSTRUCTION

SOFT LANDSCAPING SCHEDULE – DRG NO 99 P94 05 REVISION B 17.1.01			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
1	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
9	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
3	60cm centres	CORNUS ALBA	3L/60-90cm
17	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
67	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
71	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
15	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
153	45cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
108	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
55	45cm centres	GENISTA VANCOUVER GOLD	2L/20cm
CLIMBERS			
18	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
12	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

ALL PLANTING SHALL BE CARRIED OUT IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE, RELEVANT BRITISH STANDARDS AND ANY SPECIFICATION PROVIDED

GRASSED AREAS TO BE CULTIVATED AND FERTILIZED PRIOR TO SEEDING

EXISTING TREES WILL BE PROTECTED BY FENCING A MINIMUM OF 1.2m HIGH ERECTED PRIOR TO COMMENCEMENT OF ANY OTHER WORK COMMENCING ON SITE AND NO UNAUTHORISED ACCESS SHALL BE PERMITTED WITHIN THE PROTECTED AREA FOR THE DURATION OF THE WORKS. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH BS5837: 1991 GUIDE FOR TREES IN RELATION TO CONSTRUCTION

REVISED SOFT LANDSCAPING SCHEDULE – 1 DECEMBER 2000			
NO	PLANTING DISTANCE	SPECIES	POT SIZE/HEIGHT
TREES			
2	As shown	PRUNUS PADUS WATERERI	2.50 – 2.75m
5	As shown	BETULA JACQUEMONTII	2.75 - 3.00m
3	As shown	MALUS GOLDEN HORNET	2.50 – 2.75m
2	As shown	PRUNUS UKON	2.75 - 3.00m
2	As shown	PRUNUS AVIUM 'PLENA'	2.50 – 2.75m
SHRUBS			
6	60cm centres	MAHONIA MEDIA CHARITY	3L/30-40cm
6	60cm centres	CORNUS ALBA	3L/60-90cm
9	45cm centres	ILEX AQUIFOLIUM SILVER QUEEN	3L/60-90cm
GROUND COVER			
73	45cm centres	HYPERICUM PATULUM HIDCOTE	3L/45-60cm
45	90cm centres	RUBUS BETTY ASHBURNER	2L/30-40cm
51	60cm centres	VINCA MAJOR VARIEGATA	3L/40-45cm
205	30cm centres	EUONYMUS FORTUNE 'EMERALD 'N' GOLD'	2L/20-30cm
33	60cm centres	HEBE RAKAIENSIS	3L/20-40cm
CLIMBERS			
16	1m centres	HEDERA COLCHICA PADDY'S PRIDE	2L/60-80cm
14	1m centres	JASMINUM NUDIFLORUM	2L/45-60cm

DC
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CS
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