APPLICATION NO:
CON/2000/1692

LOCATION:
Land Adjacent To Railway Line Smallmead Road, Reading .

APPLICANT:
Prudential Assurance Co. Ltd

PROPOSAL:
Consultation from Reading Borough Council on an outline application for railway station with access, bus turning and associated works.

EARLIEST DATE FOR DECISION: **04/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 07/07/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 12 September 2000
My ref. DC/MLT/CON/2000/1692
Your ref. 00/00612/OUT/RG

Planning Manager
Reading Borough Council
Civic Centre
READING
RG1 7TD

F.A.O. Richard Graham

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

Dear Sir,

PROPOSED RAILWAY STATION ETC. AT SMALLMEAD ROAD, READING

I refer to your letter of 7 June 2000, inviting this Council's observations on the above application.

This application has been considered at officer level, and the additional rail halt on the Reading to Basingstoke line is welcomed in order to improve the sustainability of the Green Park Employment Area.

Parking provision may be required at the station to satisfy the train operator. Though the station by its siting would appear to be principally to serve those going to and from the Business Park, parking may also be advantageous to serve the needs of those in the Spencers Wood/Burghfield/Grazeley area.

Please find attached a letter from Shinfield Parish Council (the nearest parish in our District to the proposed development) supporting the proposal.

Yours faithfully

JOHN R MITCHELL
Development Control Manager

WORK SHEET FOR : Simon Lewis

Application Number : CON/2000/~~1919~~ 1692

Applicant : Prudential Assurance Co C/O Gibb Ltd.

Location : Land Adjacent To Railway Line, Smallmead Road, Reading, .

Proposal : Consultation from ~~West Berkshire~~ Reading B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works.

Site Notice Displayed ? :	YES	NO	DATE
N/A.			

Date of Neighbour Notifications : N/A.

Date of Site Visit : .....

Date Registered : 07/07/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 04/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Shinfield P.C. support.

Planning Issues :

See P+P obs. on CON/2000/1919.

Application Number: CON/2000/1919

Appraisal :

Would not adversely affect this District.
Would make Green Park more sustainable.
See also P+P obs.

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

RAISE NO OBJECTIONS. / WELCOME

WORK SHEET FOR : Simon Lewis

Application Number : CON/2000/1692

Applicant : Prudential Assurance Co. Ltd.

Location : Land Adjacent To Railway Line, Smallmead Road, Reading, .

Proposal : Consultation from Reading Borough Council on an outline application for railway station with access, bus turning and associated works.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/06/2000

Earliest Date for Decision : 04/07/2000

Latest Consultation Date/Site Notice Expiry Date : 04/07/2000

This application will have expired on: 07/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2000/1692

Appraisal :

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

Application Number CON/2000/1692
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Railway Line Smallmead Road Reading

APPLICATION NUMBER: CON/2000/1692

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL
15 JUN 2000
PUBLIC PROTECTION

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 15 June 2000

Application Number: CON/2000/1692

Proposal: Consultation from Reading Borough Council on an outline application for railway station with access, bus turning and associated works.

Parish: SHINFIELD PARISH

Site Address:
Land Adjacent To Railway Line, Smallmead Road, Reading, .

Applicant:
Prudential Assurance Co. Ltd.

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

✓ below as applicable;

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

INITIAL COMMENTS

FURTHER DETAILS ARE REQUIRED SHOWING HOW THE STATION CONNECTS/INTEGRATES WITH GREEN PARK IN TERMS OF PEDESTRIAN/CYCLIST. I AM CONCERNED THAT THE PLANS INDICATE ALL VEHICULAR ACCESS VIA KIMBERS FARM ROAD.

JR 2/8/00.

FILE REF	REFER TO SABTIE	Y/N
CUSTOMER FIRST REF		H.E.S.
		T.L.W.S.
DATE REC'D		T.L.H.O.
		T.L.H.D.
ACK		T.L.G.M.
ANS'D		T.L.A.S.
		T.L.T.S.
FILED		E.P.O.

Signed: _____ **Print name:** _____

FROM: Simon Lewis

DATE: 11 July 2000

PLANNING SERVICES	RPL
POL	
DC	
APP	
GS	
	07
COPIES TO:	ACK:
	FILE:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: CON/2000/~~1919~~ 1692

Proposal: Consultation from West Berkshire B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works..

Site Address: Land Adjacent To Railway Line, Smallmead Road, Reading, .

Applicant: Prudential Assurance Co C/O Gibb Ltd.

Your observations are required in respect of this application **by 28/07/2000** .

We support this proposal in view of the potential to reduce traffic through Shinfield Parish.

SIGNED: J Bamer. DATE: 3 Aug 2000.

Clerk To Shinfield Parish/Town Council.

✓PS · RECD P+P 16/6

17/7 30639 30/6

REPLY REQUIRED

To:
Policy And Plans Section

From: Simon Lewis

Date: 15 June 2000

Application Number: CON/2000/1692

EG
pt Phase Bob.

Proposal: Consultation from Reading Borough Council on an outline application for railway station with access, bus turning and associated works..

Site Address:
Land Adjacent To Railway Line, Smallmead Road, Reading, .

Applicant:
Prudential Assurance Co. Ltd.

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

See attached sheet

17/7/00

E D Gibbons

NB. Inspector decision c Pt 1 of WDCP Inquiry suggests that Gravelly is unlikely to proceed ∴ comments regarding phasing need not be made to the determining authority

EDG 12/9/00

WDC welcomes the additional rail halt on the Reading to Basingstoke line in order to improve the sustainability of the Green Park Employment Area. [This proposal had been envisaged as a long term aim in the master plan]
However WDC would wish to be assured that this proposal will not prejudice the provision of the proposed rail halt at Grazeley (on cost grounds).
It is understood that if an additional station is to be provided following the completion of Chiseldon an additional train will be required and the cost of this may be too great for the housing development to sustain. If however the Green Park station is to be provided in advance of the Grazeley halt the District Council would have no concerns.
Provision should be made for safe access to the station for those walking or cycling. Station security should be a key feature if it is to be used to its full potential and reduce traffic growth in the SW Reading / Shinfield area.

Parking provision may be required at the station to satisfy the train operator. Though the station by its siting would appear to be principally to serve those going to and from the business park, parking may also be advantageous to serve the needs of those in the Spencers Wood Burghfield / Grazeley area should the Grazeley housing scheme not be the chosen option of the W.D.L.P. Pr Obs Inquiry Inspector + the Secretary of State.

EDG 17/7/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 9/6/00	
Officer: SL	Application No. CON\2000\1692

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☑ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
Consultation from Reading BC on outline application for a Railway Station with road access, ~~to~~ bus turning, parking & associated works
land adj railway line

Location: Green Park, Small Mead Rd

Parish: Reading Ward: .....

Applicant: Prudential Assurance Co

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	:	.....
Landscape		.....
Trees		.....
Conservation Officer		.....
Environmental Health	✓	15/6
Housing		.....
Leisure & Cultural services		.....
Public Rights of Way		.....
Property		.....
District Secretary (only if called in by SOS)		.....
Policy & Plans	✓	15/6
Strategic Planning (JSPU)		.....
Minerals (BABTIE)		.....
Archaeological Site (BABTIE)	:	.....
Education		.....
Social Services		.....
Highways	✓	15/6

EXTERNAL CONSULTATIONS

Adjacent D P A	Sheffield
Adjacent Parish	: .....
Southern Electricity Board	: .....
British Gas	.....
PSA Oil Pipeline	.....
Transco	: .....
Environment Agency	.....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pva-apps .....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

Reading
BOROUGH COUNCIL

09 JUN 2000

Richard Tyndall
Director of Environment

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

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

Our Ref: 00/00612/OUT/RG
Your Ref:

Direct: ☎ 0118 939 0417

7th June 2000

Your contact is: Richard Graham, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 00/00612/OUT/RG

The Council has received an application for Outline Planning Approval on property at: Railway Station Green Park Reading

O.S Grid Ref: Easting: Northing:

Applicant: Prudential Assurance Company

Proposal: Erection of a railway station with road access, bus turning, parking and associated works

Application Number: 00/00612/OUT/RG

I enclose a copy of the application form and a site plan. Further details can be viewed at the Information Centre on level 4 of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 28th June 2000. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

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

Yours faithfully

Richard Graham
for Planning Manager

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY
Application No. 00 0612/OUT/RL
Date received
Date acknowledged:
Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES**. Answer all questions in **BLACK INK AND BLOCK LETTERS** and send **FIVE** copies of the application to the above address.

1. APPLICANT

Name PRUDENTIAL ASSURANCE COMPANY
Address GREEN PARK, ~~SHINF~~ MARKETING SUITE, READING
Postcode RG30 3UR Tel. No. 0118 9756272

2. AGENT (if form is completed by agent)

Name GIBB LTD
Address GIBB HOUSE, LONDON ROAD READING
Postcode RG6 1BL Tel. No. 0118 963 5000

RECEIVED IN PLANNING 2 JMAP 2000

3. ADDRESS OR LOCATION OF APPLICATION SITE

GREEN PARK, SHINFIELD SOUTH READING.

4. AREA OF APPLICATION SITE

Hectares 0.7 OR Acres: 1.73

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION

(Please tick)

Location plan (1:1250 scale — edged red)	☐
Site plan (1:500 scale)	☑
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☐

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

RAILWAY STATION WITH ROAD ACCESS - TWO PLATFORMS WITH FOOTBRIDGE, DISABLED ACCESS RAMPS AND SHELTER, LIGHTING, BUS TURNING FACILITIES AND PARKING AND ASSOCIATED WORKS

7. TYPE OF PERMISSION REQUIRED

(Please tick ONE box only)

A	Outline (building works only)	A ✓
B	Change of use only	B
C	Change of use with building or other work	C
D	Building, engineering or other operations	D
E	Reserved matters	E
F	Temporary (specify condition if for a 'renewal')	F
G	Non-compliance with a condition (specify reference no.)	G

(Answer Question 8)

(Answer Question 9)

8. OUTLINE APPLICATIONS

The following matters are reserved for future consideration (please tick).

Siting ☑ Design ☑ External appearance ☑ Access ☑ Landscaping ☑

9. RESERVED MATTERS APPLICATIONS

Please state

A Reference no. and date of outline permission

B Which reserved matters are applied for

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS

RAILWAY LINE

11. TREES

A Are there any existing trees on site? *YES/(NO)

B Are any trees affected by the proposals? If YES, please indicate on plans. *YES/NO

12. BUILDING MATERIALS ETC.

Please state type and colour of materials for:

A External walls _____

B Roofs _____

C Walls, fences etc. RAILWAY CONCRETE POST + 5 WIRE: ROADWAY TIMBER POST AND RAIL

13. DRAINAGE

Please state the method of disposal for:

A Surface/storm water TO EXISTING WATERCOURSE

B Foul sewage N/A

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

(Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☐

B There will be a new or altered access to a public road (specify) ☑

ALTERATION TO EXISTING ROAD JUNCTION ARRANGEMENT

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *YES/[redacted]

If NO, where is access provision deficient? _____

16. PROPOSED DEVELOPMENT — RESIDENTIAL N/A

The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes				
Bedsits				
Other _____				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? [redacted]/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC.

(Tick ALL boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 3448.50 by cash/cheque/P.O. No. _____ ☑

Signed _____ (Applicant/Agent) Date 23/5/00

*Please delete as applicable

NOTES FOR APPLICANTS — PART 2

QUESTION 1: GROSS FLOORSPACE

Gross floorspace is the total floor area measured externally and includes toilets, kitchens, corridors etc. The total gross floorspace figure should be divided into the categories specified. All floorspace, existing or proposed, must be accounted for. Ancillary office or storage use should be counted as part of the main use.

100 0612
RECEIVED
COUNCIL
VISION
25 MAY 2000

RECEIVED IN
PLANNING

QUESTION 6B: PARKING ETC.

This information should be provided in full on the forms and drawn on the plans. It is not sufficient to describe provision 'as existing'.

QUESTION 7: HAZARDOUS SUBSTANCES

If you are proposing to use or store any of the following substances, you should specify their precise character, composition (i.e. mixtures) if appropriate, quantity in tonnes and method of control, containment and/or storage.

- Liquified petroleum gas such as commercial butane or propane
- Phosgene
- Chlorine
- Hydrogen fluoride
- Sulphur trioxide
- Acrylonitrile
- Hydrogen Cyanide
- Carbon disulphide
- Sulphur dioxide
- Bromine
- Ammonia (anhydrous or as solution)
- Hydrogen
- Ethylene oxide
- Propylene oxide
- tert-Butyl peroxyacetate
- tert-Butyl peroxyisobutyrate
- tert-Butyl peroxymaleate
- tert-Butyl peroxy isoprophyl carbonate
- Dibenzyl peroxydicarbonate
- 2, 2-Bis (tert-butylperoxy) butane
- 1, 1-Bis (tert-butylperoxy) cyclohexane
- Di-sec-butyl peroxydicarbonate
- 2, 2-Dihydroperoxypropane
- Di-n-prophyl peroxydicarbonate
- Methyl ethyl ketone peroxide
- Sodium chlorate
- Cellulose nitrate
- Ammonium nitrate and mixtures
- Liquid oxygen

- Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*.
- A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture liquid and gas at a pressure of more than 1.4 bar absolute*
- A liquified gas or any mixture of liquified gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less*
- A liquid of any mixture of liquids, not included in the items marked * above which has a flash point of less than 21°C.
- Pipelines: Pipelines containing any of the above substances in the quantities specified.

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE

State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office				
Industrial				
Retail				
Storage				
Residential				
Other - give use				
Total				

2. ACTIVITIES EXISTING & PROPOSED

Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.

N/A

3. ACCESS FOR THE DISABLED

Does the development you propose include a building or premises to which the public are to be admitted on payment or *otherwise?*

If YES, ensure you have complied with Note 15 on the guide notes.

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES

A. State the name of the prospective occupier and the address of their current premises.

RAILTRACK P.L.C.

B. What is to happen to their current premises?

N/A

5. EMPLOYEES The development involves *(please specify)* NONE CURRENTLY PROPOSED

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				
Transferred				
Existing				

6. VEHICULAR TRAFFIC

A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?
REGULAR BUSINESS PARK. INTERNALBUS SERVICE 14hr day @ 4tph = 42 visits.
DAILY SERVICING VEHICLE.

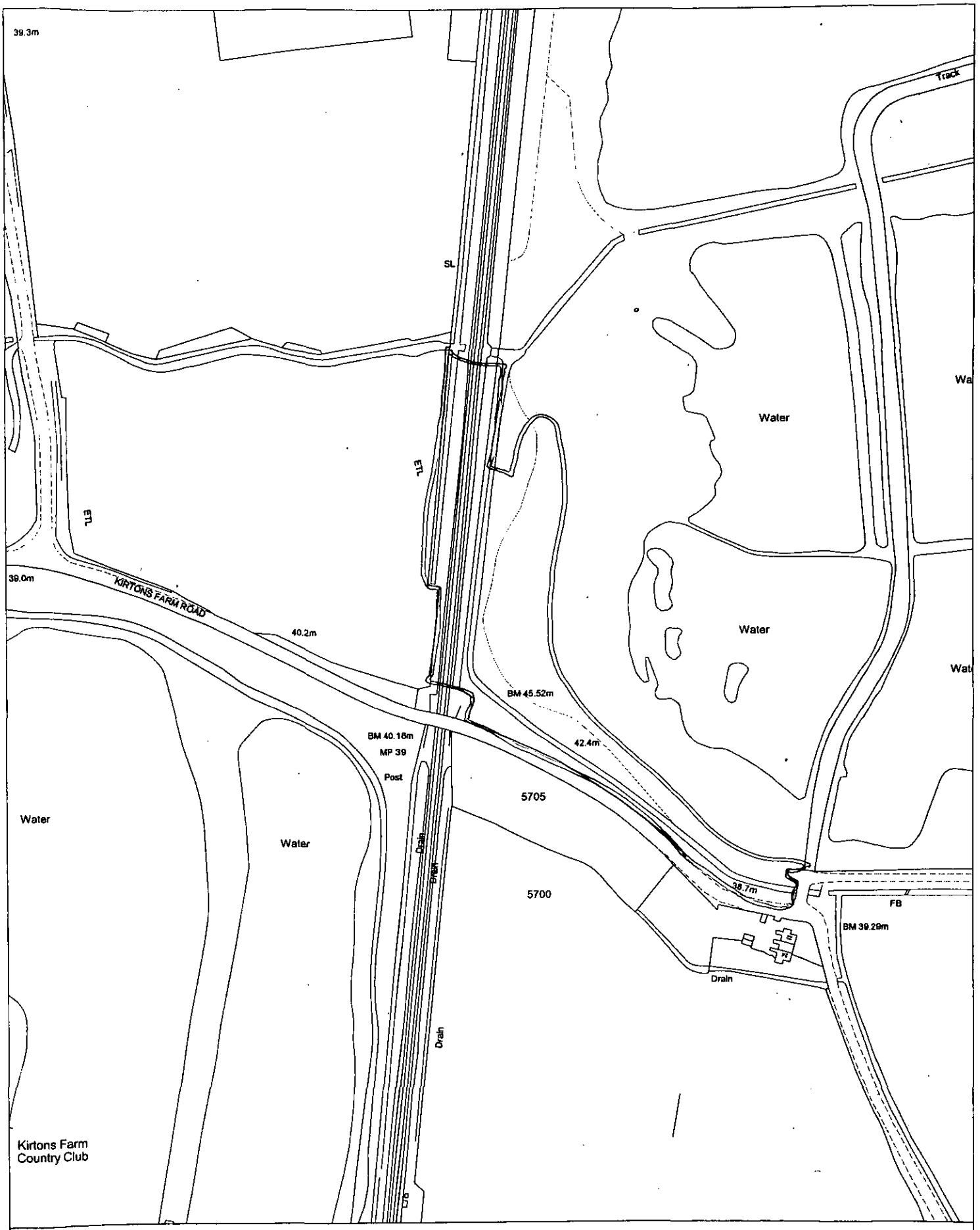
B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.
DESIGNATED BAY FOR SERVICE VEHICLE. NO OTHER FACILITIES.

7. HAZARDOUS SUBSTANCES

Does the proposal involve the use or storage of any materials listed in the notes? NO If YES specify quantities and method of storage

.....

.....



Site Plan, Scale: 1 to 2500

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Date: 15 June 2000

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