APPLICATION NO:

F/2002/8018

LOCATION:

Lane End Devils Highway, Crowthorne.

APPLICANT:

Millgate Homes Ltd C/O The Edwards Irish P/Ship

PROPOSAL:

Proposed erection of 4 dwellings. Demolition of existing dwelling.

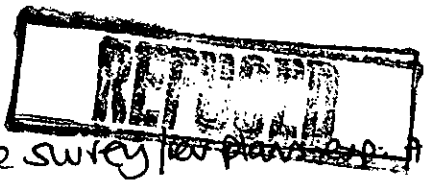
EARLIEST DATE FOR DECISION: **27/12/2002**

28 Day exp: 31/12

APPLICATION WILL HAVE EXPIRED ON:

23/01/2003

CASE OFFICER: **Natalie Brown**



REFUSED

Tree Survey / ~~Tev plans exp.~~ A/3.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Millgate Homes Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2002/8018

Parish: **WOKINGHAM WITHOUT**

Location: **Lane End, Devils Highway, Crowthorne.**

Proposal: **Proposed erection of 4 dwellings. Demolition of existing dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reasons

1. The proposed development would generate additional traffic on to the substandard access routes known as Ravenswood Avenue and The Devil's Highway, and this would adversely affect the safety of road users as a whole. Accordingly, it is considered that the proposal is contrary to policy LD5 of the Berkshire Structure Plan and policies WT7 and WT9 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This refusal is in accordance with the following drawings:

1536/01B: 1:200 site plan, received by the Local Planning Authority on 4 February 2003.
1536/02A: 1:100 elevations and floor plans (plot 2), received on 28 November 2002.
1536/03A: 1:100 elevations and floor plans (plot 3), received on 28 November 2002.
1536/04A: 1:100 elevations and floor plans (plot 1), received on 28 November 2002.
1536/05A: 1:100 elevations and floor plans (plot 4), received on 28 November 2002.
4916/01: 1:200 arboricultural plan, received on 12 February 2003.
IJK/4916/ms: tree survey, received by the Local Planning Authority on 4 February 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 17/03/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/8018

Applicant : Millgate Homes Ltd C/O The Edwards Irish P/Ship.

Location : Lane End, Devils Highway, , Crowthorne.
Proposal : Proposed erection of 4 dwellings. Demolition of existing dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	X	10/1

Date of Neighbour Notifications : .....

Date of Site Visit : 13/1

Date Registered : 28/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 23/01/2003. 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 :
Trees - request further info - requested 9/12 · no objections to survey + dwelling repositioning
Env health - no objection
Biodiversity - bat survey required.
Parish Council - objects - access along poor unadopted rd, danger at Dukes Ride junction. ↑ density on rural fringe.
PRWO : no objection (Loddon valley Ramblers: no objection)
Thames Water - no objection
Archaeology - watching brief - further comment - can be dealt with by condition
Policy - object on density + mix
English Nature - unlikely to affect SSSI ∴ do not object
Highways - rec. refusal - no objection to repositioning

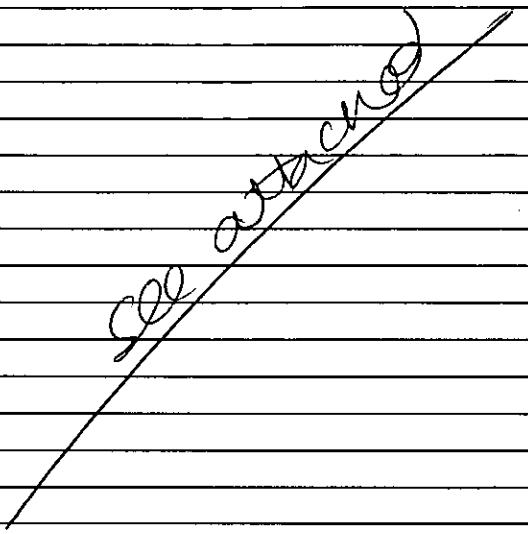
Planning Issues :
Env Agency: no objection in principle.

letters of rep : drainage, road safety, traffic, unadopted road (ownership), out of keeping
overlooking, overshadowing
in response to revised plans - objections as previous.

TREE SURVEY - dwellings repositioned

Application Number: F/2002/8018

Appraisal :



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

Application Number F/2002/8018
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Lane End Devils Highway Crowthorne.

APPLICATION NUMBER: F/2002/8018

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/1

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

Sett Res. (adj to a golfcourse).

3. DESCRIPTION OF SITE/BUILDING

Trees + shrubs along boundaries + within site.
2s detached house.
detached garage + side + sheds.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING – as existing.

LEVELS → private road (also a PROW).

BOUNDARY TREATMENT – front boundary has stream (within golf course)
- N (side boundary) with golfcourse (wooden post fencing)
  ↳ ditch along this boundary.
- 1.8m close boarded fence E (rear) boundary with 'Linkway'
  (conifer + tree screening along boundary)
- S (side boundary) with PROW – holly hedging + fence (fencing on other side).

OTHERS

Application Number: F/2003/8018 – Lane End, Devils Highway

Appraisal:

Development
The proposed development is to erect four 5-bedroom detached dwellings and demolish the existing dwelling. The site is located within the settlement boundary of Wokingham Without.

Planning History
There have been no applications relating to the redevelopment of the site.

Relevant Policies:
BSP: EN1, LD3, LD5,
SEALP: STV1, SBE1, SBE2, SBE9, SBE22, SH1, ST3
Modified WDLP: WOS2, WOS3, WBE1, WBE11, WT7, WT9, WH1a, WH3a, WH6, WHE15, WHE17

1) Principle of the Development
   Berkshire Structure Plan Polices:
   South East Area Local Plan Polices: WOS2, WOS3, WH1a
   Modified Wokingham District Local Plan Polices: STV1, SH1

   Policy WH1a of the Modified Wokingham District Local Plan, policy H5 of the Berkshire Structure Plan and policy SH1 of the South East Area Local Plan allow for development within the settlement boundary subject to no adverse impacts upon highway safety, residential properties and the character of the area. The site is within the settlement of Wokingham Without, and so the principle of development is accepted.

2) Density & Mix
   Modified Wokingham District Local Plan Polices: WH3a, WH6

   The site covers 0.428 hectares. 4 houses are proposed, which equates to a density of 9.3 dwellings per hectare. This would be contrary to policy WH3a of the Modified Wokingham District Local Plan, which seeks 30 dwellings per hectare. In order to meet this policy criteria, 13 dwellings would be required on this site.

   It is considered that 13 dwellings on this site would be out of character with the area which is characterised by dwelling in spacious plots as the site plan shows. In this circumstance, it is considered that the density proposed (4 dwellings) is appropriate, especially given that one boundary of the site forms the boundary with the countryside.

   With regards to mix, the proposal is for 4 5-bedroom dwellings. The area is characterised by large dwellings. In this case, as the proposal is only for 4

dwellings, it is not considered appropriate to seek a mix that complies with policy WH6.

3) Impact upon neighbouring properties
Berkshire Structure Plan Polices: EN1, LD3
South East Area Local Plan Polices: SBE1, SBE2
Modified Wokingham District Local Plan Polices: WOS3, WBE1

Neighbouring properties are located along the southern (side) western (rear) boundary of the site. There are no residential properties located at the front nor other side (to the north) of the plot – which is part of the East Berks Golf Club.

Plots 3 and 4 would face the side boundary of 23 Link Way. Plot 3 is at an oblique angle in relation to this boundary, and at its closet point would be 14.4m fr0om the boundary. Plot 4 would be 15m-18m from the boundary, excluding the 3.2m depth conservatory (the boundary is at an angle). At these distances, it is not considered that the dwellings would cause adverse effects to neighbouring properties in terms of causing overlooking, overshadowing nor would be overbearing.

Plots 1 and 2 would be between 18m and 19m from the side boundary with Tudor House. At these distances, it is not considered that there would be any adverse impacts. A footpath separates the boundaries between these properties, and Tudor House sites in the middle of its plot.

It is not considered that the proximity of Plot 4 to the side boundary would cause any adverse impacts given that neighbouring properties are set well away from this boundary.

4) Impact upon the Character of the Area
Berkshire Structure Plan Polices: EN1, LD3
South East Area Local Plan Polices: SBE1, SBE2
Modified Wokingham District Local Plan Polices: WOS3, WBE1

It is considered that the general pattern of development is in keeping with the overall character of the area which comprising fairly large dwellings within plots. The development maintains the spaciousness of the area.

The western (front) and northern (side) boundary of the site forms the boundary between the settlement and the countryside, and forms the boundary with a golf course.

The dwellings would be located the following distances from the settlement boundary:

Plot 1: 11m from the west boundary and 16m from the north boundary (excluding conservatory)

Plot 2: between 14 & 16m from the north boundary (dwelling is at an angle with the boundary)
Plot 3: at its closest point (corner of the dwelling) and at its furthest point 13m (the dwelling does not sit square within the plot)

It is considered that the dwellings would be located at sufficient distance from the boundary so as not to significant impact upon the adjacent countryside and urbanising the area. There are also many trees and shrubs along these boundaries which would further help to mitigate the development.

It is therefore considered that the proposed development would have no adverse impacts upon the character of the area nor the adjacent countryside.

5) Impact upon Trees within the Site
Berkshire Structure Plan Polices:
South East Area Local Plan Polices: SBE9
Modified Wokingham District Local Plan Polices: WBE11

As part of the application, a tree survey has been undertaken, and as a result the positioning of the dwellings has been changed to take into account trees on the site.

The Senior Arboricultural Officer has advised that the trees on the site are included within Tree Preservation Order No. 788/1996, and considers that the relationship between the trees and proposed dwellings are acceptable and therefore has no objection to planning permission being granted.

As the site is well planted with trees, hedges and shrubs, the Landscape and Tree Department does not require a landscape scheme to be submitted, though does require a condition in relation to details of tree protection measures.

6) Impact upon highway safety
Berkshire Structure Plan Polices: LD5
South East Area Local Plan Polices: ST3
Modified Wokingham District Local Plan Polices: WT7, WT9

The highway Officer has recommended refusal of the application on grounds of the development would generate additional traffic onto the substandard access routes, known as Ravenswood Avenue and the Devil's Highway, which would adversely affect the safety of road users as a whole.

The agent submitted a further highway plan showing proposed resurfacing works along the Devils Highway. However, the Highway Officer did not consider that this addressed the concerns raised, and so the original highway objection is maintained.

7) Archaeological Issues
Berkshire Structure Plan Polices:

South East Area Local Plan Polices: SBE22
Modified Wokingham District Local Plan Polices: WHE15, WHE17

The Consultant for Archaeology has advised that the site has potential archaeological implications (potential to contain Roman remains). They have advised that an appropriate condition can be added to any consent.

8) Flooding Issues
Berkshire Structure Plan EN3
South East Area Local Plan SPS2 & SPS3
Wokingham District Local Plan WIC16
PPG25

The Environment raises no objection in principle to the development, but if approved would wish for conditions relating to surface water control and no storage of materials within a 5m buffer zone of the watercourses on site to be imposed

9) Letters of representation
13 Letter of objection have been received raising concerns on the following points:

- The development is out of keeping with the character of the area
- Impact upon neighbouring properties – loss of privacy, overlooking
- Drainage and surface water issues
- Highway implications:
    - The road is unadopted, and in poor condition and will need a lot of work following the development, and will cost other local residents. Developer should resurface the road from the golf course to the site
    - Increase in traffic
    - Concern over who will be responsible for the maintenance of the road
    - Heavy traffic during construction

The issues of impact upon neighbouring properties and character of the area have been addressed above. The Highway Officer has recommended the application be refused on highway grounds.

~~**Approval:**~~ **Refusal: ✓**

F/2002/8018

Reason for refusal:

1. The proposed development would generate additional traffic onto the substandard access routes known as Ravenswood Avenue and The Devil's Highway and this would adversely affect the safety of road users as a whole. Accordingly, it is considered that the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and policies WT7 and WT9 of the proposed modifications of the Wokingham District Local Plan.

Informatives

1. This refusal is in accordance with the following drawings:
   1536/01B – 1:200 site plan, received 4 February 2003
   1536/02A – 1:100 elevations and floor plans (plot 2), received 28 November 2002
   1536/03A – 1:100 elevations and floor plans (plot 3), received 28 November 2002
   1536/04A – 1:100 elevations and floor plans (plot 1), received 28 November 2002
   1536/05A – 1:100 elevations and floor plans (plot 4), received 28 November 2002
   4916/01 – 1:200 arboricultural plan, received 12 February 2003
   IJK/4916/ms – tree survey, received 4 February 2003

T. Gwatkin

17/3/03

Babtie Group

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

Babtie

70313

Our ref Kgb02

Your ref – As-below

PLANNING SERVICES
PO
DC DG
AP
CC
23 JUN 2003

20th June 2003

Denise Gumbrell
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Please file on appeal file.

Dear Denise,

APPLICATION F/2002/8018
Lane End, Devils Highway, Crowthorne

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

I write with reference to the above planning application and the archaeological mitigation required in connection with it.

The applicant has requested that the archaeology by dealt with by condition rather than as a pre-application procedure.

I have no objection to this proposal on condition that the applicant is aware that mitigation measures such as foundation redesign may be required in the event of important archaeological discovery.

If you wish to discuss this matter further, please contact me on 0118 988 1611.

Yours sincerely,

pp

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

Our Ref : SP/2003/006943-2/1
Your Ref : F/2002/8018

Date : 14 March 2003

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

Dear Sir/Madam

4 NEW DWELLINGS, DEMOLITION OF EXISTING LANE END, DEVILS HIGHWAY, CROWTHORNE.

Thank you for your letter dated 14 February 2003, received on 17 February 2003. Please quote the following reference in any correspondence: SU86SW/23/4. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: There shall be no new development including hardstanding and fences within a buffer zone 5 metres wide alongside the stream on the western boundary of the site.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

CONDITION: The developer must not store materials within a buffer zone 5 metres wide alongside the watercourses on site and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Claire Murphy on 01276 45 4509 for further details.*

Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/ Water Resources Act 1991. The Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld.
Contact Mike Chapman on 01276 45 4331 for further details.

ADVICE TO PLANNING AUTHORITY

Surface water drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from the existing greenfield site as far as practicable. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.

2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

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

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Sustainable Construction & Water Conservation

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers

and local authorities to promote new technologies to reduce the consumption of both water and energy.

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency seeks to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new properties, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information regarding their proper use is supplied.

Nature conservation

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during

construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

Natalie Brown

From: Sarah Paxman [sarah.paxman@environment-agency.gov.uk]
Sent: 14 March 2003 16:32
To: natalie.brown@wokingham.gov.uk
Subject: Lane End, Devil's Highway - F/2002/8018


Doc4.doc

Dear Natalie - sorry for the delay, here are the EA's comments. Any problems please call me.

Kind Regards

Sarah

Sarah Paxman
Development Planning Officer
Environment Agency - Thames Region
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Tel: 01276 45 4323
Fax: 01276 45 4352

****
This message is confidential as it contains information about the person we are sending it to. If you have received this message by mistake, please delete it and do not copy it to anyone else.

If this message contains information that you have requested from us please see our standard notice for details of how you may use that information. If the notice is not attached and you require a copy please telephone 0845 9333111 and ask for the customer contact.

For further information about the Environment Agency call the number above or look at our web site at http://www.environment-agency.gov.uk

****

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/8018

Ext: 6492

Date: 24 February 2003

To: Highways

LANE END, DEVILS HIGHWAY. APPLICATION TO ERECT 4 DWELLINGS

I have received information from the Agent relating to possible highway improvements (copy attached).

Please could I have your comments as to whether the details in their letter are enough to overcome the highway reason for refusal, within the next 14 days.

NABrown

Natalie Brown
Planning Officer

See attached letter dated 6/3/03.
to Mitigate Homes.

Tel: 0118 974 6323 (Direct Line) Fax: 0118 974 6313
Email: keith.rogers@wokingham.gov.uk
Date: 6 March 2003
My ref: KR/KMJ/20034192
Your ref:
File ref: Planning – Wokingham Without

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr N S Jackson
Millgate Homes
Millgate Court
Terrace Road North
BINFIELD
Berkshire RG42 5HZ

Dear Mr Jackson

DEMOLITION OF EXISTING HOUSE AND ERECTION OF FOUR NEW HOUSES LANE END, THE DEVILS HIGHWAY, CROWTHORNE – REF: F/2002/8018

I refer to your letter dated 20 February 2003.

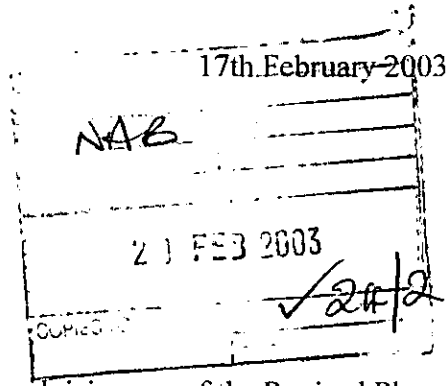
The resurfacing works you propose to carry out along The Devils Highway does not address the concerns raised in respect of access to the site and accordingly the highway objection is maintained.

Yours sincerely

KEITH ROGERS
TEAM LEADER
HIGHWAYS, DEVELOPMENT CONTROL

Rookwood,
Devils Highway,
Crowthorne,
Berkshire.
RG45 6BJ

17th February 2003



Your Ref:Natalie Brown
F/2002/8018

Dear Madam,

Application Number: F/2002/8018

Thank you for your letter of the 14th February advising me of the Revised Plans for this proposed development.

My previous objections based on the state of the access road(s) are still applicable so I would be grateful if these comments could still be taken into account.

Yours faithfully,

Roy Mander

Ms. N. Brown,
Development Control Officer,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berkshire. RG40 1WR

088

NAB

'The Oaks'
30 Ravenswood Ave.,
Crowthorne,
Berkshire,
RG45 6AY.

CC

✓26/2

Date:-21/02/03
Ref:- anp2172

Wokingham Unitary
Environmental Services Dept.
Planning Services
PO Box 157, Shute End,
WOKINGHAM,
BERKS RG10 1WR

Ref:- Application No F/2002/8018

Revised Plans Notification

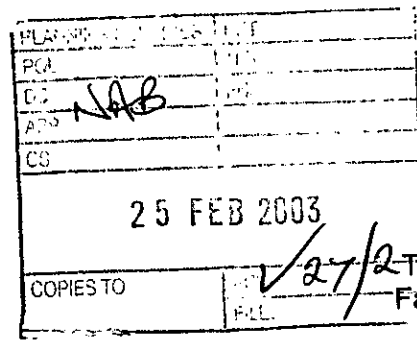
Dear Sirs,

Ref your letter of 14/02/03 regarding the revised plans, I have looked at the revisions; they are not material to my objections submitted on 27/12/02 which remain. I wish to re-emphasise my objection on the grounds of **HIGHWAY SAFETY**, in that the building of further residences in the area whose sole access is via RAVENSWOOD Ave., represents a serious increase in safety risk to all those who use Ravenswood Ave., especially to pedestrians, Ravenswood Village patients, and Valerie's Nursing Home patients. The road is just not suitable to support more traffic, and until such time that the condition of Ravenswood Avenue is upgraded to Local authority standards, no further permission should be given for additional dwellings in the area accessed via Ravenswood Avenue.

Yours Faithfully

Andrew N Peers
B.Sc. C.Eng. M.I.Mech E.

088



Fairways
7 Ardwell Close
Crowthorne
Berks
RG45 6BA
England

Tel 01344 775606
Fax 01344 762510

22 February 2003

Dear Sir

Application No F/2002/8018
Lane End, Devils Highway, Crowthorne

I refer to your letter advising of revised plans relating to trees and repositioning of properties.

This is to advise that my original objection still stands.

Yours faithfully

J R Tamsitt

Planning Services
WUA

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/8018

Ext: 6492

Date: 24 February 2003

To: Highways

LANE END, DEVILS HIGHWAY. APPLICATION TO ERECT 4 DWELLINGS

I have received information from the Agent relating to possible highway improvements (copy attached).

Please could I have your comments as to whether the details in their letter are enough to overcome the highway reason for refusal, within the next 14 days.

NAB

Natalie Brown
Planning Officer

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

Mr K Rogers
Team Leader
Highways Development Control
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/39
20th February 2003

Dear Mr Rogers,

DEMOLITION OF EXISTING HOUSE AND ERECTION OF FOUR NEW HOUSES – LANES END, THE DEVILS HIGHWAY, CROWTHORNE – REF: F/2002/8018

We have seen a copy of your Memo dated 31st December 2002 to Natalie Brown in the Planning Department expressing concerns about the proposal in Highway terms.

With regard to The Devils Highway itself, I confirm we will be filling in the pot holes and resurfacing the whole length of the existing carriageway once construction has been completed, which we understand is seen as a desirable improvement by the other residents. Although The Devils Highway is a single track road there are a number of opportunities along its length for vehicles to pass each other in opposite directions without driving on the soft verges, principally where the individual property accesses are constructed (see attached plan). These effectively act as passing bays at present and will continue to do so when the development is completed.

There has been relatively recent infill development along The Devils Highway without improvement to the road in particular Linton House, Overbrook House and Tudor House and there is little if any opportunity for further infill development given the tree cover on the remaining properties. The narrow carriageway of The Devils Highway adds to the rural character of the locality and we do not feel that more extensive widening is justified or desirable in the circumstances.

As regards Ravenswood Avenue there is clearly a much larger volume of traffic using the road than The Devils Highway and the proposed additional three houses on the application site represent a very small increase in the overall volume of traffic, also taking into account the traffic serving East Berks Golf Club. We do have the ability to fill in the existing pot holes if necessary which we would be happy to do. We also understand that there is a revised application under consideration for Ardwell House, which involves an extensive improvement scheme for the lower part of Ravenswood Avenue, which appears to suffer the worst pot holes. The recent development of Bembridge Court off Ravenswood Avenue also appears to have been permitted without improvement to Ravenswood Avenue involving a much larger increase in a number of properties than we are proposing.

In the circumstances I hope you will be able to withdraw your objection to the application on Highway grounds.

Yours sincerely

N S JACKSON
Land & Planning Director

Date: 14 February 2003

To: Landscape & Trees 17 FEB 2003

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/8018

Location: Lane End, Devils Highway, Crowthorne.

Proposal: Proposed erection of 4 dwellings. Demolition of existing dwelling.

Applicant: Millgate Homes Ltd C/O The Edwards Irish P/Ship.

Case Officer: Natalie Brown

The new plans show the following: Tree Survey and repositioning of dwellings to take into account trees on site. Drawing nos: 1536/01 Rev B, 4916/01.

Comments are required by 07/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

The trees on this site are included in Tree Preservation Order No. 788/1996. The relationship between trees and proposed development is acceptable and I have no objection to planning permission being granted.

Details of tree protection measures must be submitted prior to demolition and development commencing.

The ~~tree~~ site is well planted with trees, hedges and shrubs and I therefore do not require a landscape scheme to be submitted.

Ned Etherington
21/2/03

Date: 14 February 2003

To: Highways

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/8018

Location: Lane End, Devils Highway, Crowthorne.

Proposal: Proposed erection of 4 dwellings. Demolition of existing dwelling.

Applicant: Millgate Homes Ltd C/O The Edwards Irish P/Ship.

Case Officer: Natalie Brown

The new plans show the following: Tree Survey and repositioning of dwellings to take into account trees on site. Drawing nos: 1536/01 Rev B, 4916/01.

Comments are required by 07/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

- No adverse comments on this plan.
- Recommendation as previous.

17/02/03.

Date: 14 February 2003

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: F/2002/8018

Location: Lane End, Devils Highway, Crowthorne.

Proposal: Proposed erection of 4 dwellings. Demolition of existing dwelling.

Applicant: Millgate Homes Ltd C/O The Edwards Irish P/Ship.

Case Officer: Natalie Brown

The new plans show the following: Tree Survey and repositioning of dwellings to take into account trees on site. Drawing nos: 1536/01 Rev B, 4916/01.

Comments are required by 07/03/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Called Env Agency
7/3. 2.15pm
as had no comments
as yet & exp today
they will send in
next couple days.
NAB

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8018 Date Rec. 4/2/03

Location: land end, Devil's Highway

Parish: WOK without

Applicant:

Description of attached plans: Tree survey + re-positioning of dwellings to take into account trees on site.

Drawing No's: 1536/01 Rev B., 4916/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Env. Agency (please send copy of plan also)

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

NEIGHBOURS: As originally consulted + objected

Date for Responses 21 Days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice (Y) / N

Revised Proposal Description:

CASE OFFICER N.A.S 12/2

Consultations Sent by Admin. on 14.02 RS

Yellow - Case Officer Copy
Green - Part One Copy

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKSHIRE RG42 5HZ
Telephone: 01344 489966 Fax: 01344 489967 or 301930
www.millgatehomes.co.uk

REVISED PLAN

8018

Natalie Brown
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

65752

PLANNING SERVICE
POL
DC NAB
DO
04 FEB 2003
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FILE

Ref:GM/SC/54
3rd February 2003

Dear Ms Brown,

RE: TOWN & COUNTRY PLANNING ACT 1990, PLAN REF N° F/2002/8018 SITE AT LANE END, CROWTHORNE, BERKSHIRE

Further to our recent discussions regarding the above planning application, please find attached six copies of our revise drawing n° 1536/01 Revision B. This drawing has been amended to coincide with comments received from Neil Etherington, your Tree Officer, and our subsequent meeting on site held on the 24th January 2003 to discuss the proximity of existing trees to the proposed plots. These houses have now been readjusted to overcome the potential problem of tree spreads and roots, we also show additional trees that have to be removed due to there health, following a closer inspection on site. This in turn has been backed up by a Tree Survey prepared by our Consultant Ian Keen Ltd, three copies of this report dated the 19th December 2002, duly attached.

In respect to the Highways comments, we are currently looking at proposals in addressing the issues and will follow later this week.

We hope that the enclosed information now satisfies concerns raised by the Tree Officer, and that your recommendation can be given at your earliest conveyance, with a view to taking this to your March Committee date.

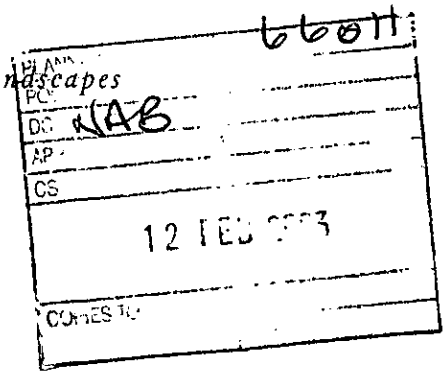
Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

IAN KEEN
LIMITED

Consultants for Trees and Landscapes



IJK/4966/SO

11th February 2003

Natalie Brown
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Brown,

Re: Lane End, Crowthorne, Berks
Planning ref: F/2002/8018 for Millgate Homes Ltd

Please find enclosed 6 copies of the tree survey plan for this site.

Yours sincerely

P.

IAN KEEN

Copy: Greg Meier - Millgate Homes Ltd

Redlands Farm Redlands Lane
Ewshot Farnham Surrey GU10 5AS
Telephone 01252 850096
Facsimile 01252 851702
email mail@beechings.co.uk

Ian Keen is a registered consultant of the Arboricultural Association
Registered Office Sudley Court, 18 Sudley Road, Bognor Registration Number 2455088
Consultant

Babtie Group

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

Babtie

Our ref Kgb02

Your ref As below

21st January 03

PLANNING SERVICES	RPT 65239
POL	TLS
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CS	
22 JAN 2003	
COPIES TO	

Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

APPLICATION F/2002/8018
Lane End, Devils Highway, Crowthorne

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

I write with reference to the above planning application and the archaeological mitigation required in connection with it.

The applicant has requested that the archaeology by dealt with by condition rather than as a pre-application procedure.

I have no objection to this proposal on condition that the applicant is aware that mitigation measures such as foundation redesign may be required in the event of important archaeological discovery.

If you wish to discuss this matter further, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
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Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
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Babtie Group Ltd
Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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www.millgatehomes.co.uk

Elizabeth Rowe
Archaeologist
Babtie Group
School Green
Shinfield
Reading
Berkshire
RG2 9HL

Ref:GM/SC/25
20th January 2003

Dear Ms Rowe,

RE: PLANNING APPLICATION N° F/2002/8018, LANE END, DEVILS HIGHWAY, CROWTHORNE, BERKSHIRE

Further to my telephone conversation with your colleague yesterday afternoon, we write to confirm our agreement, to have the archaeological evaluation, as stipulated in your letter dated the 16th December 2002, done as part of a planning condition once a planning application has been approved.

As we explained to you, the site is not within our ownership, and therefore it would be extremely difficult for us to carry out any trial excavations within the front and rear gardens of the property. This can only be done once planning approval has been given, which allows us to progress the legal contract to purchase the site.

On agreement to this we do understand that if remains are found within the Devils Highway, which is a Roman road, then work to commence construction could be delayed until the evaluation is complete. We also understand that if Roman remains of any building are located in the position of our proposed houses, then again there may be a need for us to reconsider an alternative sighting for the proposed houses.

As you will be aware there is a public footpath that runs to the south of the site, which we understand follows the line of the old Roman road, however as you had advised, this could be 20 feet either side of the footpath.

We hope that this now clarifies the position in respect to not carrying out any further work for the archaeological evaluation, and that once planning consent has been given, we shall instruct our Archaeological Consultants (Thames Valley Archaeological Services Ltd) to contact you to discuss the necessary work, as part of a planning condition.

Should you have any comments or queries with the enclosed, then please do not hesitate to contact me.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Cc: Natalie Brown – Wokingham District Council
Steve Ford – Thames Valley Archaeological Services
Nick Jackson – Millgate Homes

OB 8

Carol Hurst

PLANNING SERVICES HPT
POL
DC NAB
09 JAN 2003
CC
FILE: V13/1/03

From: Chris King [christopher.king6@ntlworld.com]
Sent: 09 January 2003 14:15
To: Wokingham Development Control
Subject: App-F/2002/8018. Lane End, Devils Highway, Crowthorne

Mr CJ King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

App - F/2002/8018

Proposed erection of 4 dwellings. Demolition of existing dwelling.

I have reviewed the above planning application on behalf of the Ramblers Association and have no objections, but ask that the Public Right of Way be protected.

Yours faithfully

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

F

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House Crookham Common Thatcham Berkshire RG19 8EL
Tel 01635 268881 Fax 01635 268940
email thames.chilterns@english-nature.org.uk
www.english-nature.org.uk

Natalie Brown
Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham RG40 1WR

PLANNING	64649
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06 JAN 2002	
COPIES TO	ACK:
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Your ref: F/2002/8018
Our ref: SU 86.12
Date: 03 January 2003

Dear Ms Brown

APPLICATION NUMBER: F/2002/8018
PROPOSED ERECTION OF FOUR DWELLINGS AND DEMOLITION OF EXISTING DWELLING
LANE END, DEVILS HIGHWAY, CROWTHORNE

Thank you for consulting English Nature in your letter of 3 December, which we received on the 8 December. English Nature's advice is set out below.

Wildlife And Countryside Act 1981, as incorporated by The Countryside and Rights of Way Act 2000

English Nature advises that in this instance the development is unlikely to affect a Site of Special Scientific Interest and we therefore do not object.

We would note however that Heath Lake SSSI, to the north of the proposed development, is sensitive to hydrological changes and is currently in unfavourable condition, probably due to the extensive development of the surrounding catchment. There appear to be a number of small developments proposed within 2 km of the SSSI and we are therefore concerned about possible cumulative effects on groundwater and surface water quality and quantity. We recommend that all proposed developments should incorporate sustainable drainage systems, and that further development within the catchment of Heath Lake should be minimised.

I draw your attention to the provisions of S28I (4) of the Wildlife and Countryside Act 1981, as incorporated by the Countryside and Rights of Way Act 2000. You are required to wait until the expiry of a period of 28 days from the date we receive the consultation notice before deciding whether to give the permission, unless English Nature advise that you need not wait until then.

Protected Species

If protected species are suspected or present on a proposed development site then the following information should be requested from the applicant, usually in the form of an ecological survey by an appropriately qualified consultant, prior to the planning application being determined.

1. What species are involved?

2. What is the population level at the site, or likely to be affected by the proposal?
3. What impact is the proposal likely to have upon the species present?
4. What can be done to mitigate this impact?
5. Is the impact necessary or acceptable?
6. Will a licence be required from English Nature or DEFRA?

If protected species are found to be present, English Nature should be consulted again.

Yours sincerely,

Samantha King
Conservation Officer – East Berkshire and South Oxfordshire

Email: sam.king@english-nature.org.uk

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers

MY REF: KR/8018

YOUR REF:

TO: Natalie Brown - Planning

DATE: 31/12/02

PLANNING APPLICATION NO. F/2002/8018.
PROPOSED DEMOLTION OF EXISTING HOUSE AND THE ERECTION OF FOUR NEW HOUSES ON LAND AT LANES END, DEVILS HIGHWAY, CROWTHORNE.

Access to the site is to be derived by way of the substandard Ravenswood Avenue and also The Devil's Highway. Ravenswood Avenue has a poor road surface being an unmade private road that lacks street lighting and footway provision. While The Devils Highway has a better road surface it is effectively a single track road.

There is local concern about new development proposals in this area using the unmade private street known as Ravenswood Avenue as a means of access, thereby exacerbating an unsatisfactory situation. In connection with the Ardwell House proposed development (F/2002/6270) the Development Control Committee resolved at its meeting held on 23 October 2002 to refuse planning permission on highway grounds.

It is unclear as to what rights the applicant has to use these routes and indeed what improvements could reasonably and legally be carried out in connection with the proposal so as to address these concerns about inadequate access.

Against this background, it is recommended that permission be refused for the following reason:

1. The proposed development would generate additional traffic onto the substandard access routes known as Ravenswood Avenue and The Devil's Highway and this would adversely affect the safety of road users as a whole. Accordingly, it is considered that the proposal is contrary to Policy LD5 of the Berkshire Structure Plan and Policies WT7 & WT9 of the proposed modifications of the Wokingham District Local Plan (Deposit Draft).

Keith Rogers
Team Leader (Highway Development Control)

+ See attached amendment

Natalie Brown AMENDMENT TO HIGHWAY CONSULTATION DATED 31/12/02

From: Keith Rogers
Sent: 09 January 2003 13:22
To: Natalie Brown
Cc: Kerrin Lithgow
Subject: Application O/2002/8018 - Land at Lane End, Devils Highway, Crowthorne

Natalie
Further to my memorandum dated 31/12/02, I would advise that the road surface for Devils Highway is in a poor condition and therefore does not have a better road surface than Ravenswood Avenue as stated in that memorandum.
Keith.

Date	23/12/02
Case Officer	Natalie Brown
Location	Lane End, Devils Highway, Crowthorne
Proposal	Erection of 4 dwellings. Demolition of existing
Application Number	F/2002/8018

N.B. The Executive on the 4 December considered recommendations to modify the Local Plan. They agreed that the plan should be modified in accordance with the proposed modifications except for the following:

1. Minor changes to wording on Chatsworth Avenue
2. Further clarification on densities in Category B settlements following discussions with GOSE
3. Amendments to the Twyford Parking Zone
4. The Dowles Green housing site is to be split into 2 sites

In Line with regulation 29 of the T & CP (Development Plan) (Engalnd) Regs 1999, the Council will consult on the proposed modifications, this is expected to start on the 29 January 2003.

The following policies (as contained in the Modified Plan) are relevant to this application:

WOS1(b): Sustainable Development
WOS2: General Development Principles
WOS3: Development Control Principles
WBE1: Design and New Development
WH1A: Housing Development – Unidentified Sites
WH3A: Housing density
WH6: Variety of Housing
WH6A: Housing Design

The proposal is a previously developed piece of land located within the identified settlement of Crowthorne. Therefore, development is acceptable in principle under Policies WOS1(b) and WOS2. The proposal should however, be tested against Policies WOS3, WH1A, WH6A and WBE1. It should not lead to an adverse effect on the character and appearance of the area, neither should it have a detrimental effect on the amenities of the adjoining properties.

It should have satisfactory and safe access and should have no significant detrimental impact upon the highway safety along Devils Highway.

The proposal is a previously developed piece of land located within the identified settlement of Crowthorne. Therefore, development is acceptable in principle under Policies WOS1(b) and WOS2. It also complies with PPG3 (2000) which stresses the importance of concentrating additional housing on previously developed land within urban areas. The Consolidated Modified Local Plan classifies Crowthorne as a Category A settlement because it possesses a range of services, facilities and public transport opportunities that would permit residents to *"..occupy a reasonably self-contained community without the need to use a private motor car to reach those services in larger settlements"*. It is in such settlements that the Council will seek new housing development.

Housing Density:

The net area of the site is 0.42ha, as the whole of the site is to be developed for housing and directly associated uses. Therefore, the net housing density proposed for the site is 9dph. This does not comply with WH3A: Housing Density, which requires a minimum density of 30 dph across the District. Furthermore, the site is located within 800m of the local centre on Dukes Ride; it therefore unfortunate

that a higher density has not been proposed, as PPG3 and WH3A, both seek a greater intensity of development (i.e. in excess of 50dph) at places with good public transport accessibility such as district and local centres.

Housing Mix:

Paragraph 5.17 of the WDLPDD suggests that applications should incorporate a mix of accommodation. The table below shows to what extent this application meets the suggested mix (as proposed to be modified).

No. of beds	% (para. 5.17)	No. of proposed dwellings	%
1&2 bed	Not less than 47%		
3 bed	21%		
4+ bed	Not more than 32%	4	100

This proposal does not comply with Policy WH6 as it fails to provide a variety of housing types.

Affordable Housing:

Policy WH7 (as proposed to be modified) requires up to 26% (25% under the Deposit Draft) of all new dwellings granted consent to be affordable, where the scheme is for 15 or more dwellings or of 0.5ha or more, in settlements with a population of greater than 3,000. The proposal consists of 4 units, so there is no affordable housing requirement. Even if the site were to be developed at a density of 30dph (13 dwellings), there would not be an affordable housing requirement.

Conclusions:

There are several policy objections to this application (proposed density and inadequate housing mix) which are not outweighed by any exceptions.

Debra Hammond
Policy and Plans

Babtie Group
technical and
management
consultants

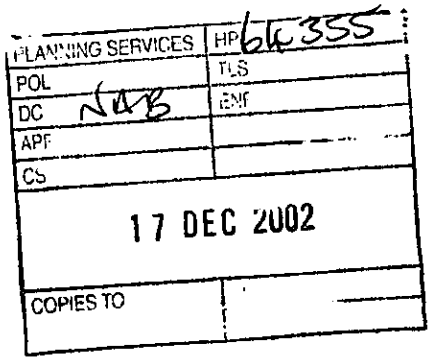
School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb02

Your ref As below

16th December 2002



Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

APPLICATION F/2002/8018
Lane End, Devils Highway, Crowthorne

Regulation 4 Town and Country Planning (Applications) Regulations 1988
Request for further information

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the applicant should be required to provide further information relating to the archaeological impact of the proposed development. This should be achieved by means of an archaeological evaluation. This evaluation should be undertaken and reported on by a competent IFA registered archaeological contractor, ***before*** determination of this application, as per PPG16, Planning Applications, Paragraph 25:

"it would be entirely reasonable for the planning authority to satisfy itself before granting planning permission, that the developer has made appropriate and satisfactory provision for the excavation and recording of the remains."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Roman remains and consequently requires an archaeological evaluation to be undertaken in order to establish the potential impact of the development on any remains present.

Brief for archaeological evaluation enclosed, which should be forwarded to the applicant.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
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Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
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Derby
Edinburgh
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Babtie Group Ltd
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Glasgow G2 7HX
Registered in Scotland
No: 141100

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Lane End, Devils Highway, Crowthorne

Brief for an Archaeological Evaluation & Hedgerow Assessment

Prepared For
Wokingham District Council
By
Babtie

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

17 DEC 2002

Lane End, Devils Highway, Crowthorne
Brief for Archaeological Evaluation and Hedgerow Assessment

1 Introduction

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to the Principal Archaeologist of Babtie Group on behalf of Wokingham District Council. The brief is valid for six months only, after which time Babtie should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 Site Location and Description

2.1 The site is located at Lane End, Devils Highway, at grid reference SU 8271 6424.

3 Planning Background

3.1 Planning application F/2002/8018, submitted to Wokingham District Council, proposes the erection of 4 dwellings. Demolition of the existing dwelling.

4 Archaeological Background

4.1 The property lies alongside the Roman Rd known as the Devils Highway. The proposed construction work may disturb archaeological remains associated with the road and possible associated roadside buildings.

5 Requirement for Work

5.1 In order to enable the planning authority to make an informed and reasonable decision on the planning application, further information on the archaeological remains is required. This will be obtained through a programme of archaeological evaluation encompassing the following stages:

- Hedgerow Assessment
- Evaluation trenching

6 Aims and Objectives

6.1 The aims and objectives of the evaluation are as follows:

(i) To determine or confirm the general nature of the remains present.

(ii) To determine or confirm the approximate date or date range of the remains, by means of artefactual or other evidence.

(iii) To determine or confirm the approximate extent of the remains.

(iv) To determine the condition and state of preservation of the remains.

(v) To determine the degree of complexity of the horizontal and/or vertical stratigraphy present.

(vi) To determine or confirm the likely range, quality and quantity of the artefactual evidence present.

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

7 Stages of Work and Techniques

7.1 The Project Specification will provide a clear statement of the archaeological objectives, detailing the relevant aims, objectives and recording strategies.

7.2 The general requirements of work are as follows:

Hedgerow Assessment

All existing archaeological information relating to an area up to 500m beyond the site boundary will be reviewed. The Hedgerow assessment should follow the guidelines as set out in the Hedgerows Regulations 1997.

The Hedgerow Regulations 1997 for determining important hedgerows (schedule 1 to the regulations) states that for a hedgerow to be historic' it must meet at least one of the following criteria.

'The hedgerow marks the boundary. Or part of the boundary, of at least one historic parish or township; and for this purpose, 'historic' means before 1850.'

The hedgerow incorporates an archaeological feature which is included in the schedule of ancient monuments under section 1 of the Ancient Monuments and Archaeological Areas act 1979 or recorded on a Sites and Monuments Record (SMR).

The hedgerow is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 3.3 or on land adjacent to and associated with such a site; and is associated with any monument or feature on that site.

The hedgerow marks the boundary of a pre 1600 AD estate or manor recorded at that date in a SMR or in a document held at that date at a Record Office; or is visibly related to any building or feature of such an estate or manor.

The hedgerow is recorded in a document held at a document held at the relevant date at a Record Office as an integral part of a field system pre dating the Inclosure Act; or is part of, or visibly related to, any building or other feature associated with such a system, and that system: is substantially complete; or is of a pattern which is recorded in a document prepared

before the relevant date by a local planning authority, within the meaning of the 1990 Town and Country Planning Act, for the purposes of development control within the authority's area, as a key landscape characteristic.

The sources consulted in the literature survey shall be listed in the project specification. Relevant sources should be selected against the requirements of the specification. The main sources of information consulted should be:

- Wokingham Sites and Monuments Record
- Historic Mapping
- Published archaeological and historic literature

The literature survey shall be in line with the Standard and Guidance for Desk-Based Assessment issued by the IFA.

Evaluation trenching

A 10% sample of the entire site area will be excavated before any building works are carried out. The project specification must contain a plan of the trench layout.

(i) Any mechanical excavation will be carried out in such a manner as to avoid or minimise damage to the archaeological remains. All machinery used must be of an appropriate nature to suit the situation and be fitted with an appropriate bucket. All machine work must be directly supervised by an archaeologist.

(ii) Spoil should be scanned for artefacts, which should be recorded and retained.

(iii) Sufficient of the features located will be excavated by hand in order to fulfil the aims of the project specification, with reference to the general aims and objectives given above. This will be achieved through an agreed sampling strategy.

(iv) Care should be taken not to compromise the integrity of archaeological features or deposits which might better be excavated under the conditions pertaining to full excavation.

(v) The depth and complexity of the deposits across the whole site should be assessed. Written and drawn records shall be made of the stratigraphy of all trenches, even if no archaeological deposits have been identified.

(vi) Full written and drawn records of all excavated contexts shall be made in accordance with best archaeological practice. Archaeological deposits which are not excavated should be recorded to the maximum extent possible. Records shall include overall trench and site plans. All excavation and recording shall be in accordance with the IFA *Standard and Guidance for Field Evaluations*.

(vii) Recording, cleaning and conservation of finds should follow the IFA *Guidelines for Finds Work*.

(viii) Where human remains are encountered, they should initially be left in-situ and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

(ix) A programme of soil sampling to recover palaeobotanical, palaeozoological and pedological evidence shall be undertaken as appropriate. The scope of the programme shall be agreed prior to work commencing. Specialist advice shall be sought as necessary and at least one visit to each site made by a relevant specialist during the course of the fieldworks on that site.

7.3 The project will be supervised on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

8 Methods

8.1 The Project Specification will include a Method Statement detailing the methods and standards to be applied in the programme of evaluation, both field and post-field.

9. General Requirements

9.1 Staff structure must be agreed with Babtie Group. A list of key staff including sub-contractors/specialists with their qualifications and experience, will be provided. The use of unwaged staff, except where this is ancillary to an agreed minimum level of waged project staffing, is unacceptable.

9.2 All work on site will conform to the Health and Safety at Work Act. Site safety is the specific responsibility of the archaeological contractor.

9.3 The archaeological contractor will liaise with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

9.4 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

9.5 All reasonable precautions to ensure the security of the site will be taken, both to safeguard members of the public and to minimise the risk of damage to the archaeological resource through vandalism or theft.

9.6 The use of metal detectors on the site will be strictly controlled. In some circumstances, the use of reliable, reputable local machine users may be acceptable, subject to the approval of Babtie Group, adherence to the laws, policies and agreements covering ownership and deposition of finds from the site. All such activity should be carried out under archaeological supervision. All stratified finds will be excavated by an archaeologist and recorded three-dimensionally as part of the small-finds archive.

10 Timetable and Monitoring Arrangement

10.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (the archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

10.2 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

10.3 In order to facilitate the monitoring programme, the following will be required:

- a period of notice required to start site works following the award of the contract.
- a projected timetable of work on site.
- the contractor will notify the planning archaeologist and/or archaeological consultant when work commences, and at the start of agreed stages during the course of the project.

10.4 Monitoring is held to be complete only when the archive has been deposited and a suitable report presented in accordance with the brief and/or specification, and/or agreement on publication reached.

11 Site Archive

11.1 The site archive will contain all the data collected during the evaluation including records, finds and environmental samples. It should be quantified, ordered, indexed and internally consistent. Where the sample excavation has been preceded by other archaeological works on the same site, a single unified archive shall be prepared.

11.2 Adequate resources shall be provided during fieldwork to ensure that records are checked and internally consistent.

11.3 Archive consolidation shall be undertaken immediately following the conclusion of fieldwork.

11.4 The archive shall be assembled in accordance with the guidelines set out in English Heritage's 'Management of Archaeological Projects 2' (MAP2).

11.5 The integrity of the primary field record shall be preserved. Security copies in digital or fiche format shall be maintained where appropriate.

11.6 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

11.7 Provision shall be made for the deposition of archive and artefacts in the appropriate museum or other repository. The museum shall be advised of the proposed investigation before

excavation starts and the contractor shall adhere to any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive shall be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museum and Galleries Commission, 1994). Deposition shall take place after completion of the works.

12 Reporting Requirements

12.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

12.2 The report will address the aims and objectives of the evaluation.

12.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

12.4 Details of style and format to be determined by the archaeological contractor. However, the report *must* have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this *must* be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

12.5 It should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

13 Oasis Project Reporting

The Wokingham SMR is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations* (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. **The archaeological contractor must therefore complete the online OASIS form at http://ads.ahds.ac.uk/project/oasis/.** If the archaeological contractor does not have internet access a paper copy of the form can be obtained from the Wokingham SMR, Babtie Group, School Green, Shinfield, Reading RG2 9HL. Contractors are advised to contact the Wokingham SMR prior to completing the form. Once a report has become a public document by forming part of a planning application, Wokingham District Council will place the information on a website. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the Principal Archaeologist.

14 Standards

The project should be carried out to the highest professional standards and conform to the IFA *Code of Conduct and Code of Practice*, *Environmental archaeology and archaeological evaluations, Association for Environmental Archaeology 1995.* The IFA's *Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* will be applied throughout the selection procedure and contract period.

15 Publication and Dissemination

15.1 Two copies of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

15.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

16 Other Factors

16.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and Babtie Group, in response to significant discoveries during the evaluation process.

16.2 Once a satisfactory report has been submitted to Wokingham District Council, a completion notice will be issued to the applicant. The notice will confirm that the archaeological scheme of work has been completed and that it has complied to the brief and is of an acceptable standard. This notice has no statutory force, but if the work has been undertaken as part of a planning application, the planning authority may require it as proof of compliance with a planning condition or before they determine an application.

Our Ref. **15713**
Your Ref. F/2002/8018
Date. 12 December 2002

64258

NAB

APP
CS

13 DEC 2002

This matter is being dealt with by -
HPINDER

COPIES TO
ACK
FILE

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Lane End, Devils Highway
Crowthorne

I refer to your consultation received in this office on 03/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

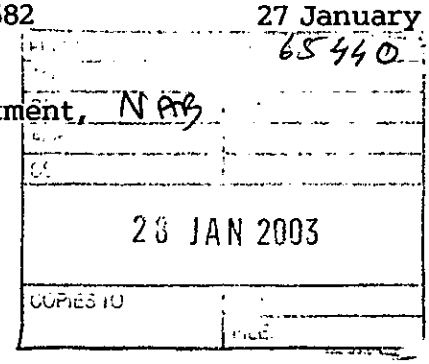
Admin
(For Technical Information Manager

RWE GROUP

MICHAEL WILTSHIRE & PARTNERS
Architectural Building Surveying & Planning Consultants
Bay Tree House 26 West Street Alresford Hampshire SO24 9AT
Tel (01962) 734114 Fax (01962) 735318

your ref: our ref: date:

F/2002/8018 RMW/CP/FLD.3582 27 January 2003



For the attention of Ms Natalie Brown
Woking Unitary Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WR.

Dear Madam,

RE: LANE END, DEVILS HIGHWAY CROWTHORNE

We act on behalf of Mrs E Douglas-Griffin who resides at number 23 Linkway, Edgecombe Park, Crowthorne and we have been asked to consider the application which has been lodged to develop the adjoining property by the demolition of the existing dwelling and the erection of four replacement dwellings.

We have considered the proposals and wish on behalf of our client to formally object to the proposal on the grounds that our client's property will suffer considerably by the degree of overlooking which will occur as a result of siting these properties on the adjoining land and will very much reduce the private area she enjoys at the rear of her property.

We also wish to raise an objection on the grounds that to develop the site as proposed will add substantially to traffic movement, which given the nature of the existing facilities, would be inappropriate.

We should be grateful if you would kindly advise us as to the progress of this application so that if appropriate we may represent our client at a meeting held to determine the application to voice our client's objections.

Yours faithfully,

MICHAEL WILTSHIRE & PARTNERS

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8018. (Case Officer:Natalie Brown)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8018

YOUR NAME: MICHAEL WINSHURE. DIP. ARCH. FRSI, MRICS, FCIOB.
FOR AND ON BEHALF OF MRS. E DOUGLAS-GRIFFIN.

YOUR ADDRESS: (if these details are incorrect please amend)
23 LINKWAY
CROWTHORNE
BERKSHIRE
RG45 6ES

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

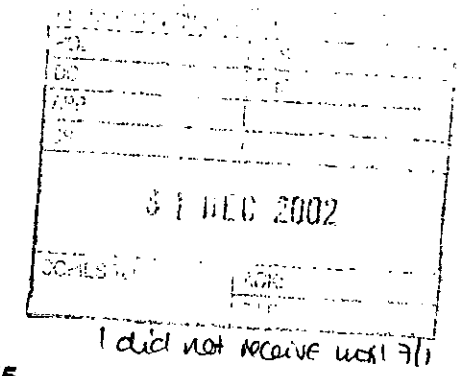
Comments:
PLEASE SEE ATTACHED LETTER

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

12

LINTON HOUSE
DEVILS HIGHWAY
CROWTHORNE
BERKS
RG45 6BJ
29TH.DEC. 2002.



I did not receive until 7/1

DEAR SIR

APPLICATION F/2002/8165

MY REASONS FOR OBJECTING TO THE PROPOSED REDEVELOPMENT OF ARDWELL HOUSE ARE AS BEFORE (SEE ATTACHED).

THE PROPOSAL TO ERECT 4 NEW HOUSES IN DEVILS HIGHWAY WILL ONLY EXACERBATE THE DECLINE IN THE SAFETY AND STATE OF THE ROADS IE.BOTH DEVILS HIGHWAY AND RAVENSWOOD AV.

APPLICATION F/2002/8018

I HAVE ALREADY MADE MY OBJECTIONS TO THE PROPOSED REDEVELOPMENT OF LANE END. I REITERATE , THE STATE OF THE ROAD, AFTER THE BUILDERS HAVE LEFT ,WILL BE A MESS AND TOTALLY UNACCEPTABLE.

YOURS FAITHFULLY

E T SMITH

088

0.0

Fairways
7 Ardwell Close
Crowthorne
Berks
RG45 6BA
England

Tel 01344 775606
Fax 01344 762510

✓ 31/12

(I did not receive until 7/1)

24 December 2002

Dear Sir

RE: APPLICATION F/2002/8018 – DEVILS HIGHWAY

This application has just come to my notice.

I cannot comment on the site on which I understand four properties are proposed as I have not seen the plans. However, I wish to object as any such development can only increase traffic in Ravenswood Avenue, which is the subject of ongoing debate relating to safety and parking issues. These issues are fully documented in Application No F/2002/6270 (Ardwell House) which has been refused, although subject to appeal, for these reasons.

Yours faithfully

J R Tamsitt

Planning Services
Wokingham Unitary

10

OBS

30 Ravenswood Avenue,
Crowthorne,
BERKS
RG45 6AY

27/12/02

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |

30 DEC 2002

COPIES TO | ACK: ✓ 31/12

(I did not receive until 7/1)

Environmental Services Dept.,
Planning Services,
P.O.Box 157,
Shute End,
Wokingham, BERKS
RG40 1WR

Dear Sir/Madam

Re Planning Application No:- F/2002/8018
4 x Dwellings on Devils Highway

I wish to object to the above application on the following grounds:-

There are serious implications with **Highway Safety** and the condition of Ravenswood Avenue. The sole access to Devils highway is via Ravenswood Avenue. Ravenswood Avenue is unadopted and not built to Local Authority standards for foundations, construction, drainage, pedestrian usage, and lighting, and is not maintained by the local authority. The condition of the road is exceptionally poor as witnessed recently by the Development Control Committee's site visit made under planning application No F/2002/6270 (erection of 18 flats in Ardwell Close). The condition of the road and its unsuitability for additional vehicular and pedestrian traffic was a major factor in turning down proposal F/2002/6270. When Ravenswood Avenue was developed the usage was for the residents; with very few houses, and car ownership at considerably under one per household, the road was adequate. The planners at the time could not have foreseen the vast growth in car ownership, leisure activities (Golf), and housing needs. House numbers in Ravenswood Avenue, Ardwell Close and Devils highway have steadily increased. With car ownership now averaging nearer 3 per household in this area, more people playing golf, and the club being used for more evening social activities, Ravenswood Avenue is no longer a 'sleepy' lane. It has become a major vehicular access for many not residing in Ravenswood Avenue; a role for which it was never intended and for which its construction is most unsuitable.

Increasingly, Carers from Ravenswood village regularly push wheelchairs and walk handicapped villagers the length of Ravenswood Avenue to the shops for an outing into the community. There is also an increasing number of Ravenswood Village staff travelling to Crowthorne by train; they walk up and down Ravenswood Avenue at the start and finish of their shifts, frequently in the dark during the winter months. Because of the lane-like nature of Ravenswood Avenue, pedestrians, carers, wheelchairs, handicapped villagers and resident children have to walk on the road, sometimes in the dark and without street lights, avoiding the numerous potholes, the 'all day' parked cars at the top of the road, and the floods caused by surface water collecting at the bottom of the road. The vastly increased vehicular traffic now using Ravenswood Avenue shares the road, avoiding the same potholes, floods and parked cars, and weaving around the pedestrians. **The safety of all who use Ravenswood Avenue especially those not in vehicles, is becoming seriously compromised; there is an accident waiting to happen.**

The writer would respectfully ask the planners:-

a) To look at the reasons given for not approving application No F/2002/6270 a few months ago.
b) That no further planning permission be given for additional dwelling schemes in Ravenswood Avenue/Ardwell Close/Devils Highway until the ownership, condition and maintenance of Ravenswood Avenue has been clarified, and can be adopted by the Local council and maintained to that standard.

Yours Faithfully

Andrew N Peers
B.Sc.Eng. C.Eng.

OB 8 9

Glyn Lawrence

PLANNING SERVICES	HPT
PCL	TLS
DC	FHF
APP	
CS	
30 DEC 2002	
COPIES TO	✓ 31/12

(I did not receive until 7/1)

Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

27th January 2002

Dear Sirs

Re: Planning Ref. F/2002/8018

I would like to register my objections to the above planning application.

This development would result in an unacceptable increase in traffic using Ravenswood Avenue.

The surface of Ravenswood Avenue is extremely badly pot-holed and, as there are no plans to adopt this road, there can be no enforceable traffic regulations either to speed or parking. The increase in traffic, as a result of this development, would inevitably result in danger to pedestrians - especially from the Ravenswood Home, (many residents use the road, either walking with carers or in wheelchairs).

Yours faithfully

GB Lawrence

GB Lawrence (Mrs)

3 Bembridge Court, Crowthorne, Berkshire RG45 6BN
Tel: 01344 778528

8

6RS

Benita Humphreys

Wokingham Unitary
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

31/1/2

(I did not receive this until 29/1)

27th January 2002

Dear Sirs

Re: Planning Ref. F/2002/8018

I would like to register my objections to the above planning application.

This development would result in an unacceptable increase in traffic using Ravenswood Avenue.

The surface of Ravenswood Avenue is extremely badly pot-holed and, as there are no plans to adopt this road, there can be no enforceable traffic regulations either to speed or parking. The increase in traffic, as a result of this development, would inevitably result in danger to pedestrians - especially from the Ravenswood Home, (many residents use the road, either walking with carers or in wheelchairs).

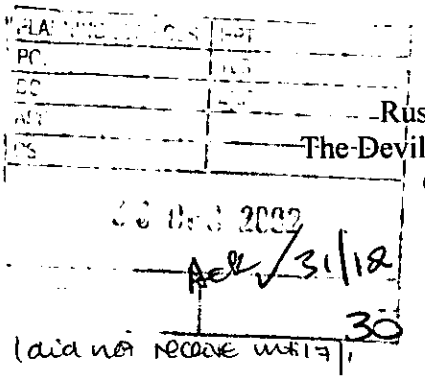
Yours faithfully

B. E. Humphreys

BE Humphreys (Mrs)

4 Bembridge Court, Crowthorne, Berkshire RG45 6BN
Tel: 01344 446790

NAB. 7



Rushton Lodge
The Devil's Highway
Crowthorne
Berks
RG45 6BJ

30 Dec 2002

Ack 31/12

(did not receive until 7/1)

By hand

Wokingham Unitary
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

The Devil's Highway Development
Reference F/2002/8018

As a resident of the Devil's Highway we wish to object to the above noted proposal.

The road surface in Ravenswood Avenue is, in itself, in a shocking state. The Devil's Highway is, in reality, a country lane and is certainly not up to the hard wear and tear to which it would be subjected to from builders' vehicles.

Also the use of The Devil's Highway by, say a further eight vehicles daily on completion of the proposed homes will cause even further deterioration of the road. As a single track lane refuse vehicles have to reverse along the lane as there is no turning space. At the moment if vehicles have to pass each other along the lane it is necessary to use the land belonging to some of the existing homes. To build additional homes at the end of the lane with the current access facilities is unthinkable.

Yours faithfully

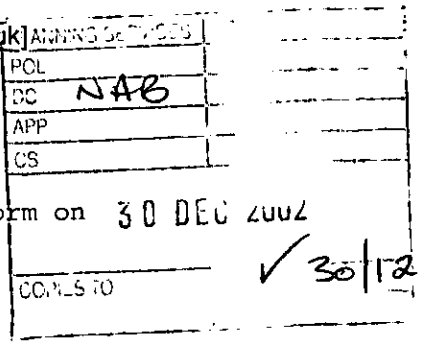
J M Miller
Marshall Miller

M W and Mrs J Miller

OBS 6

Sheila Viner

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 30 December 2002 12:22
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry



The following information was sent from the Standard Enquiry Form on 12/30/02 12:22:01 PM

What do you want to do?: Object

Planning application number: F/2002/8018

Your comments

I object to the granting of this application on the grounds of the extra traffic. Devils Highway is very narrow and in a poor state of repair and would not stand a further 6 or more cars Ravenswood Avenue is also in a bad state of repair due to the large mumber of cars using it. If, nevertheless, you saw fit to grant this application then the Developer should,at least, be charged with resurfacing Devils Highway.

Name : Roy J. Mander

Address

Rookwood,
Devils Highway,
Crowthorne,
Berkshire:

Postcode : RG45 6BJ

Telephone : 01344773435

Email Address : manderrookwood.uk@tesco.net

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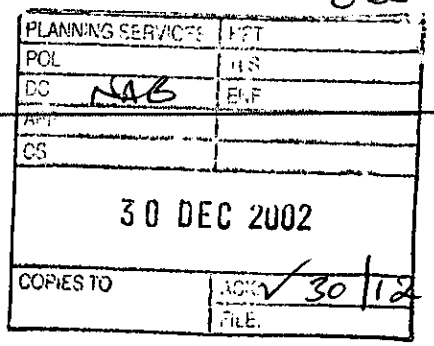


Sheila Viner

From: MrlyJoh@aol.com
Sent: 30 December 2002 13:09
To: Development.Control@wokingham.gov.uk
Subject: Re Appliocation : F/2002/8018

Attn.Natalie Brown
- Development Control Officer

I am in receipt of your letter and Comments sheet dated 03 December 2002, please find enclosed details of my stongest possible objection to this application and accept this e-maiol as my formal response.

Under the heading of **" Design , Appearance and Layout"**
I and the neighbors I have consulted feel that the proposed developmment would be totally out of character with all the other buildings that border onto the Devils Highway.
The exsisting houses are all detached properties of and individual nature and maintain a certain character which would be destroyed if this development is allowed to proceed.
Much deliberation took place some 18 years ago when "Overbrook House" and the corresponding property to the west of my house was planned, likewise the same careful process was carried out before "Tudor House" was given the go-ahead- but all the careful considerastion to the areas appearance now seems to be in danger of being disgarded in order that a development for "4 dwellings" be given permission to be built.
I am sure that if an application for the construction of a single property was put forward, then no resistance would be encountered.

Under the heading of **"Highway Safety"** there are many major objections.
Firstly- because both Ravenswood Avenue and The Devils Highway are private and unadopted roads, their surfaces are in a constant state of disrepair.
Currently the numerous potholes have to be seen and witnessed to be believed !
I personally have had several " near misses " with cars trying to avoid the potholes and nearly colliding with my car !
The condition of the surface of both roads is the responsibility of the residents and with addition traffic using Ravenswood Avenue and the Devilshighway itself the additional wear and tear on both roads would make both roads virtually unusesable.
If all 4 of the new dwellings had 2 cars each this would mean an increase from 2 cars using the end of the highway to at least 10 cars- an increase of 8 cars ie. 400% !

Already the surface of both roads is a hazard to driving and any such increase in traffic would render the roads impassable- which is a condition almost reached at this point in time.

Surface Water
Curently surface water drains down the highway onto the golf course and into the brook. The volume of drainage by this process is already at breaking point with much of the repairs to the road surface being washed away , especially after the particullarly wet winter we are experiencing- any further increase in traffic would severly add to this problem.
During the seventeen years that I have lived at my address I have paid for and seen at least 3 attempts to renew the road surface . I certainly do not want the frequency of such repair bills to increase.

Structural Safety
The condition of the road bridge which carries the Devils highway over the brook is certainly suspect and with the certain increase in traffic its life and safety must be considered.

Heavy Traffic
Contruction traffic bearing heavy loads certainly will affect the condition of the Devils Highway and Ravenswood Avenue. These roads were simply not desinged to take such loads over long construction periods.
Certainly the residents of this section of the DevilsHihway have all heard reassurances from previous developers that the road surfaces would be restored to original conditions but this has proved to be nothing more than idle promises and attempts to enforce such promises have been frustrated by not being able to trace the developers in subsequent years.

Under the heading of **"Residential Amenity"**

The detrimental affect on the local environment would be lasting and irrepairable.
Currently the Devils Highway is a delightful leafy and quiet country lane, but the sure increase in traffic would toally spoil and adversly affect an otherwise idealic corner of Crowthorne and create yet another housing developemtn and create yet another busy road- it would certainly loose its appeal as being a nice place to walk on a quiet Sunday afternoon- the severe increase in traffic would see to that !

Under the heading of **"Overshadowing/ Overlooking"**
The loss of privacy that would follow the granting of such planning consent would greatly affect the whole area, and turn the area into just another housing developemt

A point which would not occur to non residents would be the deforestation and the removal of many mature trees and shrubs which currently absorb much of the surface
water, this would greatly add to drainage and road surface problems.

The removal of the screening trees on the Lane End property would also increase the frequncy of "hooked " drives from the 15th tees on the golf course. entering the adjacent properties. Currently I get approx. 12 such gifts of golf balls per year, and with the tall, mature trees being removed I know this would become a real danger as has been addressed to the left hand side of the 13th.fairway and the subsequent erection of safety nets.

One of the main features of aquiring a property and living on the Devils Highway
has always been the fact that it is a quiet location with very little traffic and a delightful place to live if you value solitude and peace.

If this premise is to be compromised and destroyed which will surely happen if this consent is granted- then I must protest in the strongest possible way.

Under the heading of **" Noise and Distrurbance"**
Once the building work was finished the noise of the construction traffic would only be replaced by a very considerable flow in private cars with an associated and continuous level traffic noise- which would be out of place in this otherwise tranquil spot.

Please accept this series of objections as my formalo response to your letter dated 3rd. december 2002.

Yours sincerely

John Morley
The Red House
Devils Highway
Crowthorne

688 4

NAB

Manor Court
Ravenswood Avenue
Crowthorne
RG45 6AY

✓ 30/12

29th December 2002

Dear Sirs,

re:Planning Application F/2002/8018 Devil's Highway

I do not object to the above application per se.

I do, however, object to the current (and any future) piecemeal development within an area that is accessed exclusively via an unadopted road, Ravenswood Avenue(RA), this road being in a seriously deteriorating condition and **having no known owner.**

Aristotle observed **".... that which no one owns, no one will care for."**

In October I advised you of the following by letter and supporting documentation (which was circulated between your Planning, Highway and Legal departments) that:-

- the freehold of the whole of Ravenswood Avenue is recorded in one Title at the Land Registry
- in August 2002 the freeholder was detailed as Fieldgain Ltd
- in 1995 Fieldgain Ltd was dissolved
- neither the above Company's solicitor nor secretary responded to recent enquiries

It seems likely, therefore, that ultimately, responsibility for the maintenance of RA will fall upon the residents of RA with a possible contribution from East Berks Golf Club but a most unlikely contribution from the residents of Ardwell Close (adopted) and Devil's Highway (unadopted).

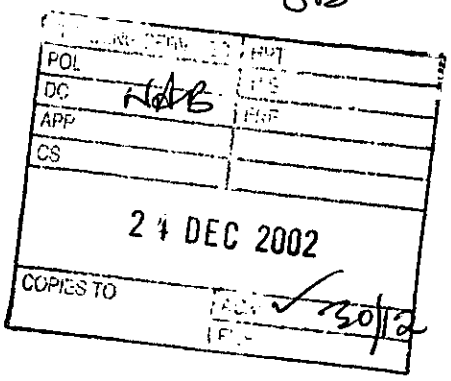
Accordingly, I challenge the legal authority of WU to consider favourably **any** planning application that will increase traffic over RA unless one of the following is determined:-

- full adoption of RA by WU and BFBC
- full adoption of RA by a potential developer as a condition of approval
- agreement by all RA freeholders that the additional cost of RA maintenance occasioned by increased traffic following planning approvals will be willingly borne by them

Yours faithfully

Alan P Anning

3



Natalie Brown
Environmental Services Dept.
Planning Services
Wokingham Unitary
P O Box 157
Shute End
Wokingham
RG40 1WR

22 December 2002

Dear Ms Brown

APPLICATION NO. F/2002/8018

I am writing with regard to the above planning application to build 4 new homes on the site at Lane End, Devils Highway, Crowthorne. We live in Tudor House, which is next door to Lane End, and have several reservations about the proposal, namely:

1) The site currently only has 1 house on it and so to build 4 homes will obviously greatly increase the traffic on what is a small unmade track. The new homes will be built at the end of this cul-de-sac so accentuating this problem.
2) There is the obvious inconvenience of living next to a building site for probably over a year, but our biggest concern is the damage that will be caused to the lane as a direct result of the amount of heavy traffic that will be using it. I believe a condition of the application, if it is granted, should be that the Developers will not just "put the road right" but more importantly, that they re-tarmac it from the East Berks Golf Club to the development. We have to contribute to the upkeep of the lane and so it is unfair to think the heavy plant using it will not cause a heavier toll of damage than a few cars and so it's the least they can do.
3) There is currently a hedge between our property and the existing premises which borders the walkway on their side, this maintains our privacy and we would appreciate if this hedge could be left in it's current form so as to ensure there is no intrusion into our privacy. The current drawings clearly indicate that the property on the right of the plan will overlook our garden and home including our bedroom window.

We would gratefully appreciate your assistance in ensuring these matters are considered as part of the proposed development.

If you would like to contact us with regard to our concerns then please call us on 01344 466777, alternatively I can be contacted on my mobile 07774 426900.

Yours sincerely

Richard Steer

Richard Steer

Tudor House, Devils Highway, Crowthorne, Berkshire, RG45 6BJ

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8018. (Case Officer:Natalie Brown)

2

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES
POL
DC
APP
CS
09 DEC 2002
COPIES TO
11/12/02

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8018

YOUR NAME: E. SMITH

YOUR ADDRESS: (if these details are incorrect please amend)
LINTON HOUSE DEVILS HIGHWAY
CROWTHORNE
BERKSHIRE
RG45 6BJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
MY ONLY COMMENTS ARE
THE ROAD IS UN-ADOPTED
THE COST OF REPAIRING THE ROAD IS
BORNE BY EACH HOUSE HOLDER.
THE HEAVY TRAFFIC THAT IS BOUND TO
TAKE PLACE WILL CREATE A GENERAL
DETERIORATION OF THE ROAD. GUARANTEES SHOULD
BE SOUGHT THAT THE ROAD WILL
BE REPAIRED BY THE
CONTRACTOR/BUILDER.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8018. (Case Officer:Natalie Brown)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

RECEIVED
09 DEC 2002
11/12/02

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8018

YOUR NAME: Hon. Mrs. J. Cohen

YOUR ADDRESS: (if these details are incorrect please amend)
OVERBROOK HOUSE DEVILS HIGHWAY
CROWTHORNE
BERKSHIRE
RG45 6BJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: (1) 3 houses would be more in keeping with rest of road - but no real objection.
(2) The road is unadopted and will need a lot work following the development - this is essential will object strongly if not guaranteed repair.
(3) Drainage - will it be adequate to cope with drainage at Edgewater Park, the small

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

~~To~~ ROW
Public Rights Of Way Officer
F A O Graham Barnwell

~~To~~
From: Natalie Brown

Date: 03 December 2002

Application Number: F/2002/8018

Proposal: Proposed erection of 4 dwellings. Demolition of existing dwelling..

Site Address:
Lane End, Devils Highway, , Crowthorne.

Applicant:
Millgate Homes Ltd C/O The Edwards Irish P/Ship.

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

No objection to this application

GB 13/12/2002

20031115.

GB.

Highways consideration of planning application.

Wokingham Without Parish Council Consultation Sheet

Officer Natalie Brown

No F 2002 8018

Proposal erection of 4 dwellings. Demolition of existing dwelling.

Site Lane End, Devil's Highway, Crowthorne.

PLANNING
ENG
APP
CS
10 DEC 2002
COPIES TO

Committee's Comments

This council objects to this development: access along poor unadopted road used by disabled pedestrians; increased traffic nuisance to existing properties; danger at Dukes Ride junc., where inadequate parking; also increasing density on rural fringe.

Signed : _____
Clerk to Wokingham Without Parish Council

10 December 2002

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 9 December 2002
My ref: NB/F/2002/8018

John Irish
Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

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

Dear Mr Irish,

APPLICATION: F/2002/8018
SITE: LANE END, DEVILS HIGHWAY, FINCHAMPSTEAD

I refer to the above planning application.

I have been advised by our Senior Arboricultural Officer that they require further information. Please find attached a copy of their memo detailing what further information is required.

Please submit revised plans within the next 10 days showing these changes. If you wish to discuss the matter further I suggest you contact the Senior Arboricultural Officer (Neil Etherington) directly on 0118 974 6469.

The above information refers to tree matters only and is without prejudice to any future decision that this Council may take.

Yours sincerely

NAB

Natalie Brown
Planning Officer

Enc: Memo

Spoke to Agent ~~[illegible]~~ 23/12 – survey should be here beginning of Jan.

Greg Meier phoned 2.30 10/1 wereir able to get tree surgeon before Xmas to do survey ∴ hope to get survey to me next 7-10 day

To:
Landscape and Trees

From: Natalie Brown

Date: 03 December 2002 05 DEC 2002

Application Number: F/2002/8018

Proposal: Proposed erection of 4 dwellings. Demolition of existing dwelling..

Site Address:
Lane End, Devils Highway, , Crowthorne.

Applicant:
Millgate Homes Ltd C/O The Edwards Irish P/Ship.

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

1. The trees on this site are included in Tree Preservation Order No. 788/1996.

2. In order to assess the impact on trees fully please ask the applicants to submit a full tree survey (BS 5837: 1991) and arboricultural implication study. This should include details of tree protection measures and any necessary tree works. It should also include a draft method statement outlining how development will be implemented without harming the trees (there is very little space available for positioning site huts, ~~and~~ vehicles etc and for storage of topsoil, equipment, materials etc.).

Neil Etherington

9/12/02

Natalie Brown

From: Andy Glencross
Sent: 09 December 2002 16:06
To: Natalie Brown
Subject: PA F/2002/8018 Lane End Devils Highway Crowthorne

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

In addition it would be good to improve the ditch crossing at the entrance as I imagine it is culverted at present. At worst it should be an oversized culvert.

Cheers

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

Natalie Brown

From: John Mullaney
Sent: 06 December 2002 10:00
To: Natalie Brown
Subject: Lane End, Devils Highway F/2002/8018

I have no objections to the proposal but would recommend that standard planning condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number : F/2002/8018	Map No : 108
Case Officer : NHB	Site Area : 0·42
Valid Date : 28/11/02	Received Date: 18/11/2002

Level : Delegated Application

Description : Proposed erection of 4 dwellings. Demolition of existing dwelling.

Location : Lane End, Devils Highway, , Crowthorne.

Parish : WT Ward : WOK 3·12·02 TB-

Applicant : Millgate Homes Ltd C/O The Edwards Irish P/Ship.

Fee Required: £880 Fee Received: £880 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;-

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Plot 3 front elev – wc window not visible (obstructed by dining room)	phoned 26/11	28/11
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3·12·02

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE) ✓

Education

Social Services

Highways ✓

D. Pastures Demolition. ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ 19/1 for 14 days.

Railtrack

Police Arch Officer

Thames Water ✓

Ramblers Association ✓ with map as marked for Mr King.

HERITAGE BODIES

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

OTHERS

English Nature re proposed Special Protection Area.

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N+ see map

.....

+pls incl site inside red line

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		19LINKWAYCROWTHORNE	RG45 6ES
		21LINKWAYCROWTHORNE	RG45 6ES
		23LINKWAYCROWTHORNE	RG45 6ES
		25LINKWAYCROWTHORNE	RG45 6ES
	LANE END	LANE ENDDEVILS HIGHWAYCROWTHORNE	RG45 6BJ
	LINTON HOUSE	LINTON HOUSEDEVILS HIGHWAYCROWTHORNE	RG45 6BJ
	OVERBROOK HOUSE	OVERBROOK HOUSEDEVILS HIGHWAYCROWTHOR	RG45 6BJ
	RED HOUSE	RED HOUSEDEVILS HIGHWAYCROWTHORNE	RG45 6BJ
	TUDOR HOUSE	TUDOR HOUSEDEVILS HIGHWAYCROWTHORNE	RG45 6BJ

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 03 December 2002

My ref: F/2002/8018

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2002/8018
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8018**
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 03 December 2002

My ref: F/2002/8018

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

Dear Councillor

Application Number: F/2002/8018
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8018**
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 03 December 2002

My ref: F/2002/8018

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2002/8018
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8018**
Lane End, Devils Highway, , Crowthorne.
Proposed erection of 4 dwellings. Demolition of existing dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8018

Proposal:
Proposed erection of 4 dwellings. Demolition of existing dwelling.

Location:
Lane End, Devils Highway, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8018 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

03 December 2002

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

63766
CAH
ENF
25 NOV 2002

Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

26 November 2002

Ref: JI/FJ/1536

For the attention of: Mrs Hurst.

Dear Sirs,

RE: LANE END – CROWTHORNE.

Further to your telephone request of 26th November 2002 I enclose six copies of drawing No. 1536/10 showing the WC window to plot 3.

Yours faithfully

P.P. J. Irish

John Irish
Partner

. Encs.

18 NOV 2002
8018

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Planning Department
Wokingham District Council
Council
Offices
Shute End
Wokingham
Berks

13 November 2002

Ref: JI/FJ/1536

Dear Sirs,

RE: REDEVELOPMENT AT LANES END – THE DEVIL'S HIGHWAY – CROWTHORNE – BERKS.

Please find enclosed a detailed planning application for the demolition of the existing house and its replacement with four new detached houses.

The application comprises the following information: -

1. Six copies of drawing Nos.1536/01A, 02A, 03A, 04A and O5A.
2. Six copies of the location plan.
3. Six copies of the application form.
4. Certificate B.
5. The prescribed fee of 4 x £220.00 = £880.00.

The site layout has been designed to eliminate any effect on the existing trees on site, with only two minor trees being removed. These will be replaced by two new trees, species to be agreed.

I trust that the enclosed application will meet with your approval but should you require any further details please do not hesitate to contact this office.

Yours faithfully,

John Irish
Partner

. Encs

Cc. Greg Meier - Millgate Homes.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

28 NOV 2002 8018

18 NOV 2002

1.	APPLICANT'S NAME	MILLGATE HOMES LTD
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH, BINFIELD, BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36, LANGBOROUGH ROAD WOKINGHAM, BERKS.
	POST CODE	RG40 2BT PHONE 0118-9894403
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LANES END, DEVILS HIGHWAY CROWTHORNE, BERKS.
4. WHAT IS THE APPLICATION FOR? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING HOUSE AND ITS REPLACEMENT WITH FOUR NEW HOUSES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.45 hA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	CONTRACTED PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1536/01A, 02A, 03A, 04A AND 05A

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application?

N/A

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.
RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.
TO BE AGREED

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.
AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
INTO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
PRIVATE DRIVE
AS PROPOSED
PRIVATE SHARED DRIVE
Give details of pedestrian and vehicular access

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants
YES (GROUND FLOOR ONLY)

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	4 / 35	0 / 0	1 / 8
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£880·00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF Millgate Homes DATE 13 Mar '02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS'.

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

JV.2002 8018

18 NOV 2002

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
A PHILLIPS	LANE END DEVILS HIGHWAY CROWTHORNE BERKS	13 NOV 02

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

on (d) . . . . . .

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

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Hillgate Homes Ltd

Date . . . . . 13 Nov 02 . . . . . .

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS Ravenswood Avenue PARISH Wokingham/Without

PLOT No. Devil's Highway ORD. SHEET No. SU. 8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2002/8018	Millgate Homes	Erect 4 Dwellings		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 788/96

DRAINAGE

091074

ADDITIONAL PLAN

~~REVISED PLAN~~

80 18

REFUSED

TREE SURVEY FOR LAND AT LANE END DEVIL'S HIGHWAY FINCHAMPSTEAD

Author:	Signed:	Date:	Our Ref:
I J Keen		19th December 2002	IJK/4916/ms

Prepared for:

Millgate Homes
Millgate Court, Terrace Road North
Binfield, Berkshire RG42 5HZ

PLANNING SERVICES
FOL
CS

IJK/4916Mil/ms 19th December 2002

TREE SURVEY FOR

LANE END, DEVIL'S HIGHWAY, FINSHAMPSTEAD

1. Objective To assess the condition of the trees and provide sufficient information to enable decisions to be made on planning aspects of the site and its potential development.

2. Surveyor Ian Keen N.D.F., M.I.C. For., F.Arbor.A.

3. Date of Inspection 18th December 2002

4. Weather Conditions Cold, sunny

5. Notes The assessment was carried out from ground level from within the site or from any adjacent public place. The assessment and the information contained in the schedule was prepared in accordance with the guidelines set out in Section 5 of BS 5837: 1991 'Trees in Relation to Construction'.

6. Tree Identification As numbered on site survey drawing

7. Key to Schedule of Trees

Tree No.	Unique number corresponding with number on plan
Species	English names
Ht	Height in metres
Crown Radius	Crown radius in metres
Tr diam	Trunk diameter in centimetres measured at 1.5m above ground level
Age Cl	Age Class
	Y = less than one third natural life span spent
	MI = between one third and two thirds natural life span
	M = greater than two thirds life span completed
	OM = overmature
Vigour	N = normal
	L = low vigour
Category	Summary of BS 5837: 1991 categorisation
	A = trees to be retained
	B = trees desirable for retention
	C = trees that could be retained
	D = trees to be removed due to poor condition
= sign	equates to normal diameter due to multi-stemmed form or trunk irregularities
e	estimated where measurement unobtainable. All tree heights are estimated

8. Site Description

TO BE COMPLETED

IJK/4916Mil/ms 19th December 2002

GUIDANCE ON THE PROTECTION OF TREES

To assist the site designer and protect trees planned for retention it is customary to provide temporary protective fencing set at a distance from the centre base of the trunk of the tree to be protected at the distances obtained from Table 1 below.

BS 5837: 1991

Table 1 – Protection of trees: minimum distances for protective fencing around trees

Tree age	Tree vigour	Trunk diameter (mm)	Minimum distance (m)
Young trees (age less than 1/3 life expectancy)	Normal vigour	<200 200 to 400 >400	2.0 3.0 4.0
Young trees	Low vigour	<200 200 to 400 >400	3.0 4.5 6.0
Middle age trees (1/3 to 2/3 life expectancy)	Normal vigour	<250 250 to 500 >500	3.0 4.5 6.0
Middle age trees	Low vigour	<250 250 to 500 >500	5.0 7.5 10.0
Mature trees	Normal vigour	<350 350 to 750 >750	4.0 6.0 8.0
Mature trees and overmature trees	Low vigour	<350 350 to 750 >750	6.0 9.0 12.0

Note 1 It should be emphasised that this table relates to distances from centre of tree to protective fencing. Other considerations, particularly the need to provide adequate space around the tree including allowances for future growth (see 6.3) and also working space (see 6.7) will usually indicate that structures should be further away.

Note 2 With appropriate precautions, temporary site works can occur within the protected area, e.g. for access or scaffolding (see 8.3).

LANE END, DEVIL'S HIGHWAY, FINCHAMPSTEAD

SCHEDULE OF TREES

Tree No.	Species	Ht (m)	Crown Radius				Tr Diam	Age Cl	Vig our	Cate gory	Condition
			N	E	S	W					
1	Oak	20	5	5	5	5	59	MI	N	A	Good form and condition. Growing within public footpath outside of the site
2	Oak	22	6	5	5	5	70	MI	N	A	Good form and condition although dense ivy is progressing high into the crown. Occasional scattered dead branches. Off site tree growing within public footpath
3	Sycamore	10	4	4	4	3	22	Y	N	A	Good form and condition. Off site tree on edge of public footpath.
4											
5	Sycamore	20	4	3	5	5	53	MI	N	A	Good form and condition but suffering competition from adjacent off site Oak
6	Silver Birch	12	5	0	1	3	20	MI	N	C	Trunk inclined and asymmetric crown caused by competition from off site trees. Otherwise reasonable condition
7	Yew	7	4	4	3	4	31	Y	N	A	Good form and condition. Useful evergreen species near site boundary
8	Scots Pine	20	0	5	6	6	85	M	N	B	Integral part of a group of 3 mature trees. However this is probably the weakest where the single trunk divides into 2 at 2.5m
9	Scots Pine	22	4	3	2	5	76	M	N	A	
10	Scots Pine	20	5	5	2	1	68	M	N	A	
11	Oak	20	3	5	6	4	56	MI	N	B	Twin stemmed from 2m where the union between the 2 stems in inherently weak. The adjacent tree No. 12 is a better specimen
12	Oak	22	4	4	7	5	54	MI	N	A	Good form and condition with occasional scattered dead branches

Tree No.	Species	Ht (m)	Crown Radius				Tr Diam	Age Cl	Vig our	Cate gory	Condition
			N	E	S	W					
13	Silver Birch	18	5	2	1	1	27	M	N	C	Two stems in close proximity from ground level. Both etiolated with small crowns due to surrounding competition
14	Oak	18	4	2	2	2	33	Y	N	B	Subservient to the adjacent tree but otherwise good and sound condition
15	Oak	16		5	2	5	44	MI	N	B	Has suffered substantial storm damage in the past that has reduced its top and lost a major side branch at high level. Occasional scattered dead branches but useful location
16	Silver Birch	15	2	2	4	2	27	MI	N	B	Reasonable form and condition but etiolated trunk and small crown due to competition from adjacent Oaks
17	Silver Birch	14	0	1	5	1	24	MI	L	D	Very poor condition and almost dead
18	Silver Birch	16	0	0	4	3	20	MI	N	B	Etiolated trunk and small crown due to competition from adjacent Oak
19	Silver Birch	16	2	1	7	3	35x2	M	N	C	Twin stemmed from ground level, the more southerly of which inclines significantly to the south and has the potential for failure. More southerly stem could be removed or both stems cut to ground level and allowed to re-coppice
20	Silver Birch	14	1	1	1	1	28	M	L	D	Almost dead
21	Silver Birch	16		3	4	1	26	MI	N	C	Twin stemmed from ground level. Slightly distorted by adjacent Oak
22	Oak	25		5	9	5	84	M	N	A	Single trunk bears 2 side branches at approximately 3m both of which are strongly ascending and forming part of the crown. Old pruning stumps are present at 5m and the single trunk divides into 5 diverging stems at 6m where unions are potentially weak. Lowest ascending branch to the south could be removed

Tree No.	Species	Ht (m)	Crown Radius				Tr Diam	Age Cl	Vig our	Cate gory	Condition
			N	E	S	W					
23	Oak	20	5	2	8	6	52	MI	N	C	Severe asymmetry due to competition. Lowest side branch at 5m displaying evidence of splitting away from the main trunk. Main branch at 7m is prone to failure and renders the tree subject to rotational stress due to its lack of symmetry. Suggest removal of the lowest split branch and the slightly ascending branch at 7m
24	Oak	22	4	2	3	4	40	MI	N	B	Etiolated trunk and small crown with occasional scattered dead branches due to competition from adjacent trees
25	Oak	26			3		64	MI	N	A	Good form and condition inclining slightly to the north away from the site. A substantial low side stem has been cut in the past
26	Sweet Chestnut	5	1	2	4	3	15	Y	N	C	Heavily suppressed by adjacent trees resulting in sinuous distorted trunk
27	Oak	14	3	3	3	3	30	Y	N	B	Smaller tree than the average but potential to go on to maturity
28	Oak	25		8	8	8	115	M	N	A	Good form and condition with occasional scattered dead branches that could be removed
29	Oak	18		7	5	8	112	M	N	A	Reasonable form and condition with occasional scattered dead branches that could be removed
30	Beech	20	4	6	4	4	=50	MI	N	B	Triple stemmed form and growing in close proximity to stream
31	Oak	25	8	8	6	8	105	M	L	D	Single trunk divides into 2 stems at 3m, the larger of which further sub-divides at 5m. The more northern stem is almost completely dead and the larger of the 2 is in very poor condition and in strong decline. This tree has a very short life expectancy
32	Alder	8	1	5	5	1	21	MI	N	C	Suppressed by surrounding trees. Minor significance

Tree No.	Species	Ht (m)	Crown Radius				Tr Diam	Age Cl	Vig our	Cate gory	Condition
			N	E	S	W					
33	Sycamore	19		2			45e	MI	N	B	Off site tree growing on the edge of the stream with the crown biased away from the site
34	Alder	10	4	4	2	2	20	Y	N	C	Suppressed by 2 adjacent Oaks growing on edge of stream
35	Holly	8	3	3	3	3	18	Y	N	B	Smaller than surrounding trees but useful evergreen species
36	Silver Birch	18		0			26	MI	N	C	Fair condition but distorted due to competition from other trees
37	Missing										
38	Oak	26	4	4	6	8	91	M	N	A	Good condition and reasonable form. Large branches from the eastern crown have been removed in the past
39	Beech	14	4	5	5	2	27	Y	N	C	Subservient to surrounding trees. Upper crown has been lost. Growing on edge of stream that will restrict its rooting pattern
40	Beech	15	2	3	6	5	30	MI	N	B	Good condition but single trunk divides into 3 primary ascending stems at 3m. Upper crown suffering competition from adjacent Oak
41	Oak	22	10	9	9	8	110	M	N	A	Large tree in good form and condition with occasional scattered dead branches that could be removed
42	Norway Spruce	25	4	4	4	4	49	M	N	B	Good form and condition at the present time. Not included within the TPO
43											
44	Cherry	5	3	4	4	3	=25	MI	N	C	Grafted variety on short root stock. Minor significance