

From: Bettina
Sent: 28 July 2008 10:56:06
To: Clive Inwards
Subject: Re: EXTERNAL: FW: Planning Application No 08/00954 AWE Burghfield, CMR

Dear Clive

I am happy with their response and can confirm that with the addition of the landscaping in points 2 and 3 AWE have met my concerns.

Kind regards Bettina

----- Original Message -----

From: "Clive Inwards" <CInwards@westberks.gov.uk>
To: "Bettina" <bettina@kirkhamlpc.fsnet.co.uk>
Sent: Thursday, July 24, 2008 2:51 PM
Subject: FW: EXTERNAL: FW: Planning Application No 08/00954 AWE Burghfield, CMR

Bettina,
I hope you had a pleasant break. Please see points of clarification from AWE regarding the outstanding landscaping issues. Please can you let me know your further comments and if this overcomes your areas of concern.
Thanks,
Clive

-----Original Message-----

From: John Steele [mailto:John.Steele@awe.co.uk]
Sent: 24 July 2008 13:24
To: Clive Inwards
Subject: RE: EXTERNAL: FW: Planning Application No 08/00954 AWE Burghfield, CMR

Clive

I refer to Bettina's comments below:

1. I can confirm that the SuDs scheme shown to the south of Trident Way / Pingewood Gate is for construction purposes only. It will be removed together with the lay down area at the end of the construction for CMR;

2. The proposed woodland block south of CMR will involve the installation of a terram mat covered with 300mm of sub soil and then 300mm of top soil. This area is subject to a remediation requirement in any event, which would entail overtopping the existing levels to the same specification irrespective of whether trees are incorporated. The ecological interest is of local value and would in any event be compromised by the remediation proposals. I confirm that AWE will, therefore, incorporate and implement the scheme for woodland planting south of CMR as shown on plan SK01 AJS 04/07/08 [attached] as part of the landscape mitigation;

3. I can confirm that the hedgerow with hedgerow trees will also be incorporated and implemented as part of the landscape mitigation.

Please do not hesitate to contact me should you have any further matters of clarification.

John

-----Original Message-----

From: Clive Inwards [mailto:ClInwards@westberks.gov.uk]
Sent: 24 July 2008 11:50
To: John Steele; Christopher Simkins
Subject: EXTERNAL: FW: Planning Application No 08/00954 AWE Burghfield, CMR
Importance: High

John, Chris,
Please see Bettina's latest comments. I'm not sure if the landscape proposal drawings that I have just received today cover all these points. Please could you just clarify/resolve these points.
Many thanks,
Clive
Clive Inwards
Principal Planning Officer

From: Bettina [mailto:bettina@kirkhamlpc.fsnet.co.uk]
Sent: 07 July 2008 15:15
To: Clive Inwards
Subject: Fw: Planning Application No 08/00954 AWE Burghfield, CMR
Importance: High

Dear Clive

Karen Roberts has sent me the attached sketch and notes in reponse to my comments on the landscape scheme. Although this goes a good way to meet my concerns, works outside the CMR red line are intergral to the landscape mitigation of this scheme. The drawing of a tight red line should not preclude these landscape works. There are 3 items that need resolving/clarifying:

1. Re my last bullet on the SUDS - she confirms that the landscape drawings show the agreed SUDS; and that the SUDS in the temporary construction area is for the temporary car park only and will be removed.
2. The woodland block south of CMR is very important. AWE will have to add 500-600mm of top soil to plant into as the mound cannot be disturbed. However Karen tells me that there is an ecological target note for this area. It is important that only some ecological interest of greater importance than the need to screen this very large development at this point should be overturn the proposed woodland. I think that this cannot be left until later or be conditioned
3. I would still like to see the hedgerow with hedgerow trees proposed along Rider Lane in the Landscape Strategy implemented as part of the CMR scheme. It is an integral part of the landscape mitigation for the CMR and the temporary construction site and should have been included in the red line area. As it is within AWE control it can be provided as off site planting.

I will be here until lunchtime tomorrow if you want to discuss this. I return on 24 Jul;y.

Kind regards Bettina

----- Original Message -----

From: Karen Roberts <mailto:robertsK@rpsgroup.com>

To: Bettina <mailto:bettina@kirkhamlpc.fsnet.co.uk>

Cc: John Steele <mailto:John.Steele@awe.co.uk> ; Christopher Simkins <mailto:SimkinsC@rpsgroup.com>

Sent: Monday, July 07, 2008 12:15 PM

Subject: FW: Planning Application No 08/00954 AWE Burghfield, CMR

Dear Bettina

Further to our discussions on Friday 4 July 2008, I am responding on behalf of our Client, AWE Planning & Development, to the specific recommendations made on the last page of your report on the CMR proposals to West Berkshire Council, dated 02/07/2008 reference 242/020/BK.

I deal with our responses in the same order as your list of recommendations.

1. External Lighting:

The CMR development will not need any higher level of lighting than comparable commercial developments. It is proposed safety lighting localised to the loading bay doors would be task based lighting. Low-level building mounted lighting would provide for security to the immediate envelope of the building. The access areas would be lit with modern cut off glass lanterns on columns to contain light spillage. Whilst any change to the existing perimeter site lighting is outside of the scope of this project, the design of the lighting for the project can take account of the existing lit context of the site perimeter fence and access.

Our Client proposes the following draft condition based on Circular 11/95 clause 29 as follows:

"Lighting

Details of any building-mounted lighting and lighting in the vicinity of the access road shall be submitted to and approved in writing by the local planning authority before the use hereby permitted commences and the buildings are occupied. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the local planning authority."

2. Materials and Colours for the elevations and roof:

Our Client is willing to consider the colour of the roof and elevations and to propose a matt finish in darker greys to reduce the visual effect of the building.

Our Client proposes the following draft condition to address this, based on Circular 11/95 clause 64:

"Materials

No development shall take place until samples of the materials and details of the colour and finish to be used in construction of the external surfaces of the buildings hereby permitted have been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the local planning authority."

3. & 4. Landscape Proposals and Landscape Strategy

I attach a sketch to show the additional areas of landscape which can be brought forward from the Landscape Strategy to support the CMR application. Whilst these areas are outside of the immediate application red line boundary, they are within the blue line ownership boundary. These include the woodland block to the east, north of Pingewood Gate; additional tree planting to the east; and the extensive woodland block to the south. In addition, a new area of woodland planting can be introduced in the north eastern corner and whilst there is insufficient space for an additional hedgerow on the northern boundary, the trees and native coppice planting along the swale to the northern boundary (which is within the red line boundary) can be bulked up.

We would propose (subject to you confirming you are satisfied with these additional areas shown on the attached sketch), to submit a supplementary landscape plan to support the application and to review the northern elevation to show the true likely extent of the native coppice and tree planting on the northern boundary.

5. SUDS Proposals

I understand from the Client that both the SUD's proposals included in the application are feasible. The Client is able to confirm that the scheme shown on the block plan A0467-17 included within the environmental statement and as an application drawing can take precedence and that this accommodates all the illustrated landscape proposals.

I hope these proposals are acceptable to you and that you will now be able to report to Clive Inwards, that we can adequately address your recommendations. I understand you are due to go on leave tomorrow (8 July) and I very much appreciate your assistance in dealing with this quickly to enable Clive Inwards to complete his committee report for the end of July.

With regards.
Karen

Karen Roberts - Operational Director
RPS Planning & Development, Lakesbury House, Hiltlingbury Road, Chandlers
Ford, Hampshire, SO53 5SS
(023 8081 0440 2 023 8081 0449 * robertsk@rpsgroup.com

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