

Plans and drawings relevant to reports submitted to District Planning Committee

Wednesday 13th April 2022 at 6.30pm

**At Council Chamber, Council Offices, Market Street,
Newbury, RG14 5LD**

&

And via Zoom

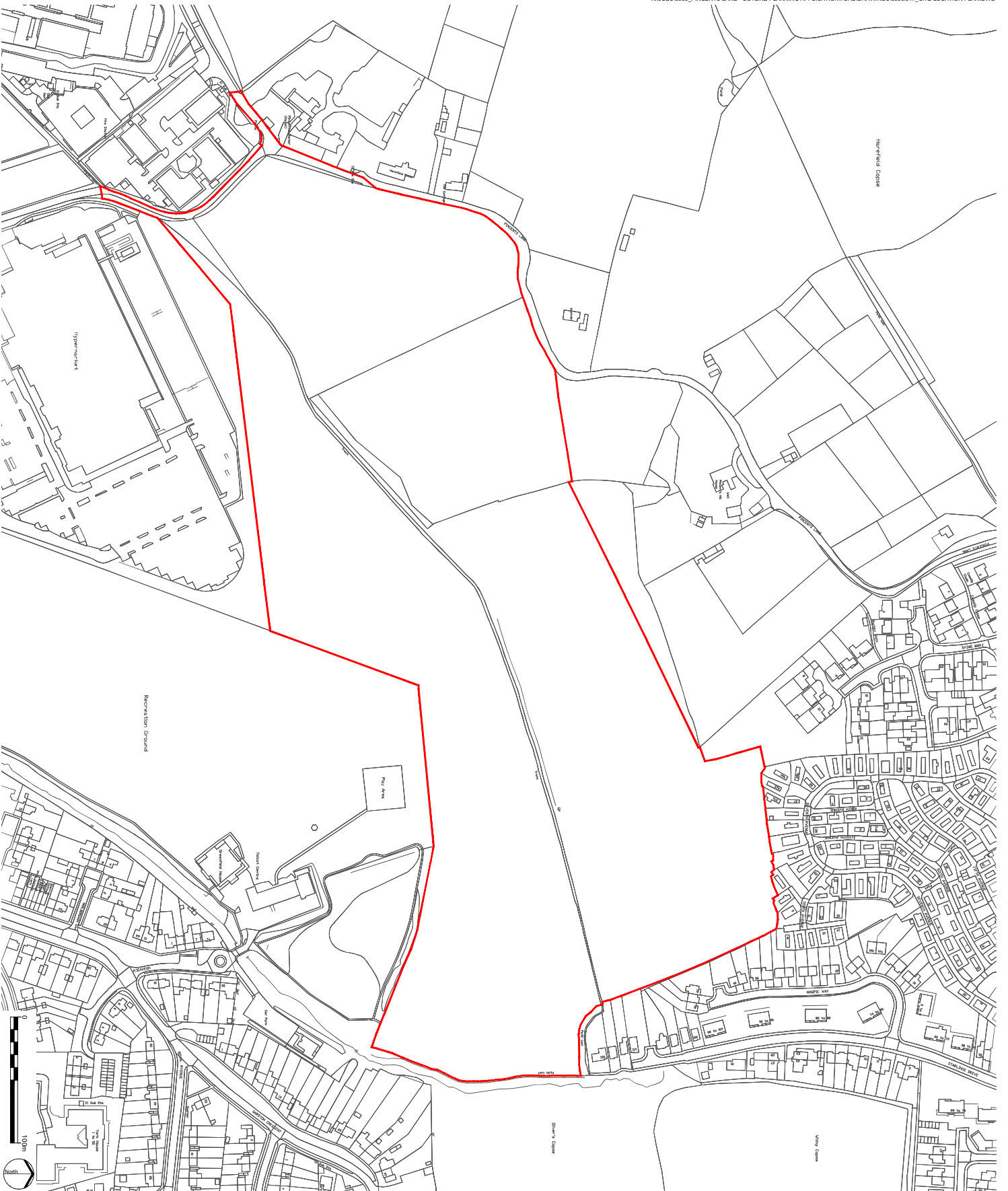
[to be read in conjunction with the main agenda]

Please note:

- *All drawings are copied at A4 and consequently are not scalable*
- *Most relevant plans have been included – however, in some cases, it may be necessary for the case officer to make a selection*
- *All drawings are available to view at www.westberks.gov.uk*



19/00113/OUTMAJ
Land East Of
Pincents Lane
Tilehurst



LEGEND

 Application site boundary

REV. DISPOSITION A/P. DATE

LD&DESIGN

PROJECT TITLE
Pincent Lane

DRAWING TITLE
Site location plan

ISSUED BY	Oxford	T: 01865 887 050
DATE	17.10.18	DRAWN
SCALE@A2	1:2,000	CHECKED
STATUS	Final	APPROVED
		MF

DWG. NO 5965.047A

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Source: Ordnance Survey

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LDĀ DESIGN

PROJECT TITLE
**PINCENTS LANE
OUTLINE PLANNING APPLICATION**

DRAWING TITLE
Illustrative Masterplan

ISSUED BY Oxford
DATE December 2021
SCALE@A3 1:2,500
STATUS Final

DWG. NO. **5965.048H**

0 100m



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Sources: Ordnance Survey



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LEGEND

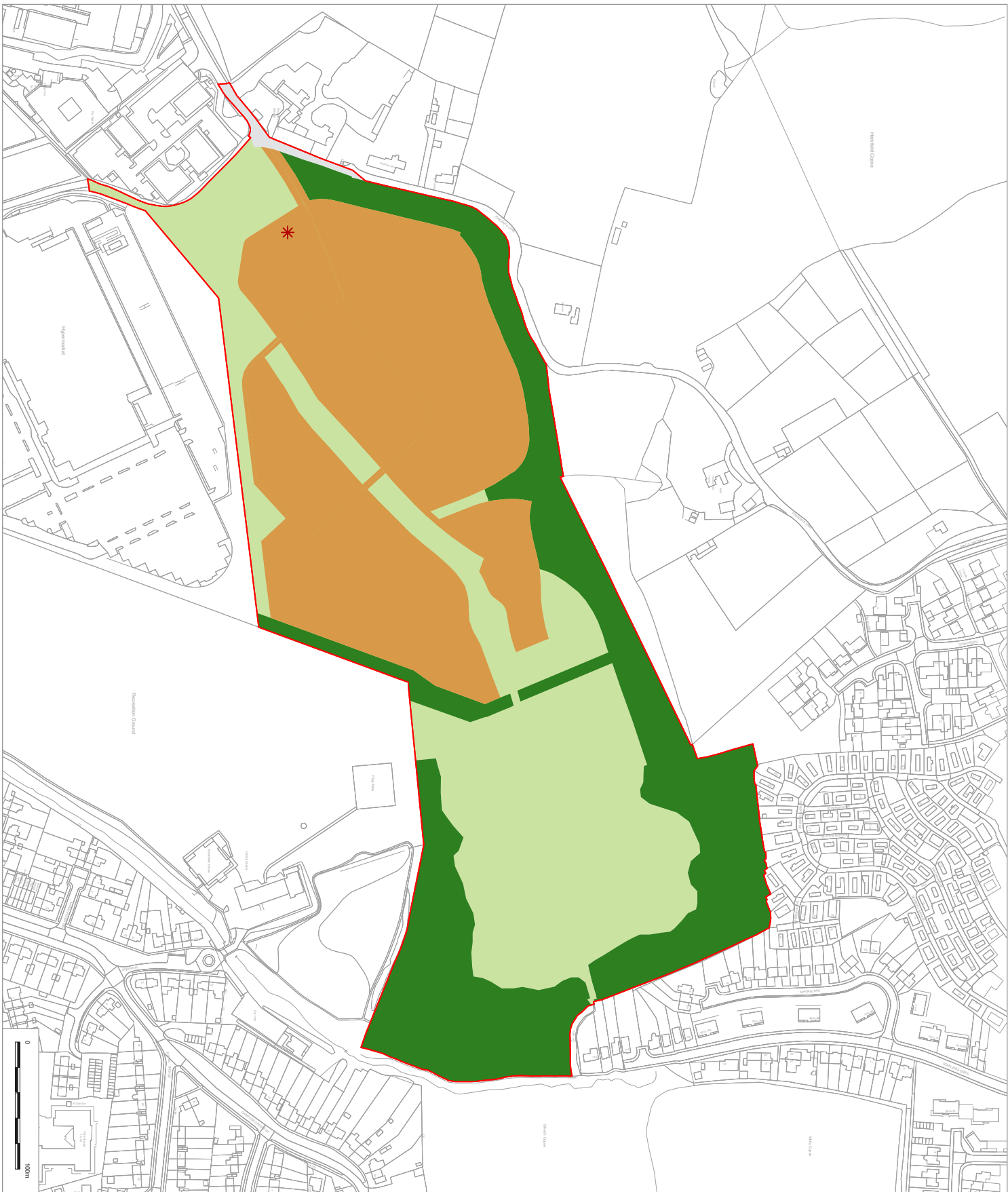
- Application boundary
- Primary streets
- Secondary / tertiary streets
- Lanes / private drives
- Emergency access
- Access works
- Retained Public Rights of Way
- Proposed dedicated footpaths
- Proposed dedicated cycle paths
- Proposed shared footpaths / cycle paths
- Residential - area A
- Residential - area B
- Indicative location for community hub
- Proposed woodland/woodland edge planting
- Retained existing tree groups forming part of woodland belt
- Retained hedgerow / scrub
- Proposed native species hedgerow
- Wildflower meadow/scrub
- Proposed shrub planting and trees
- Amenity space
- Other public open space
- Swale
- Drainage basin
- Retained existing individual trees
- Retained existing tree groups
- Key footpaths

LD&D DESIGN

PROJECT TITLE
Pincents Lane

DRAWING TITLE
Development framework

ISSUED BY: Oxdod T. 01865 887 050
 DATE: December 2021 DRAWN: TF
 SCALE@A2: 1:2,000 CHECKED: GS
 STATUS: Final APPROVED: GS
DWG. NO 5965 02TR



- LEGEND
- Application boundary
 - Built development
 - Indicative location for community hub
 - Open space
 - Woodland / tree belt
 - Pincents Lane

LD&D DESIGN

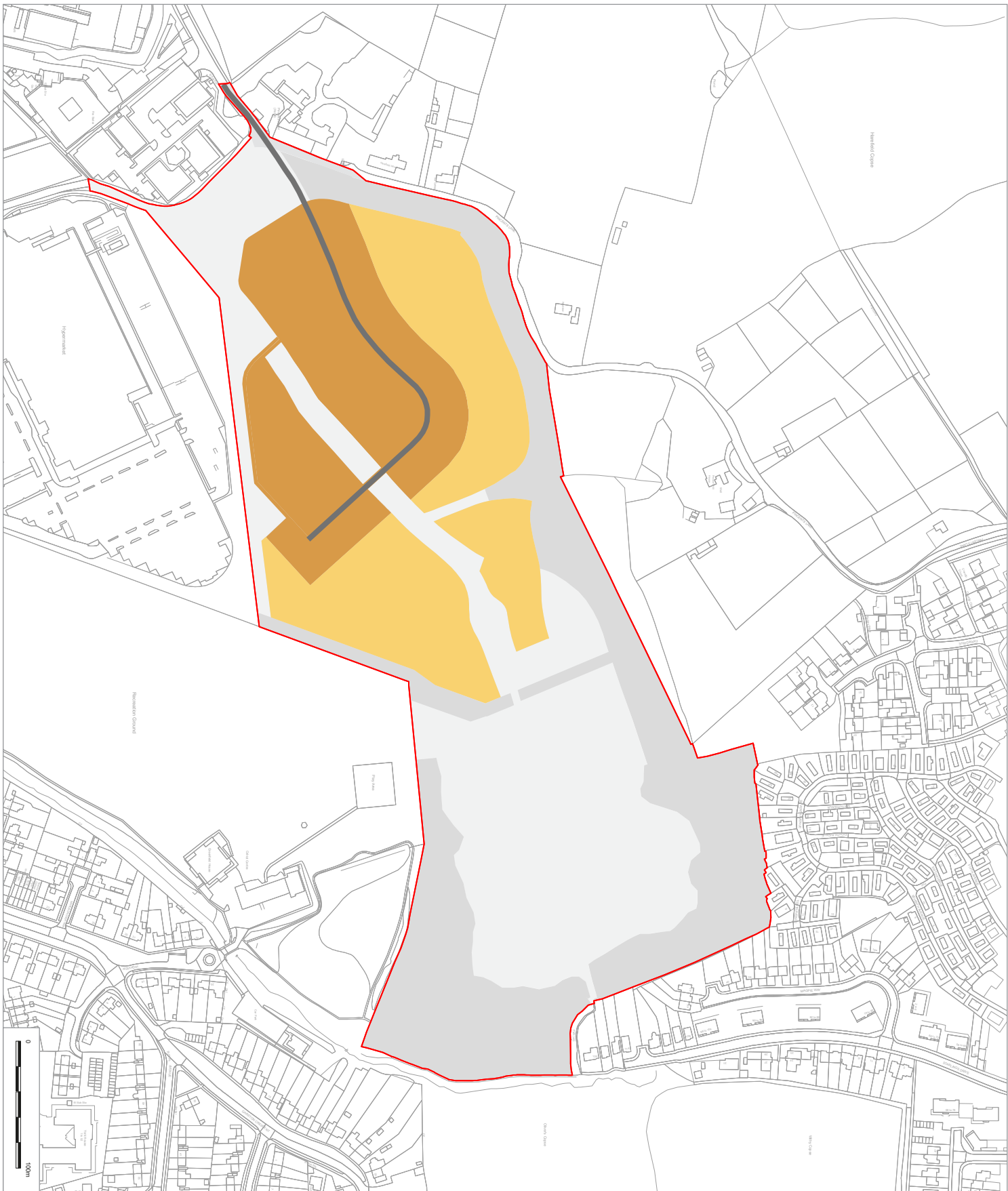
PROJECT TITLE
PINCENTS LANE





DR AMING TITLE
Parameters Plan:
Land Use

ISSUED BY: Oxford
DATE: December 2021
SCALE: 1:2,000
STATUS: Final

T: 01965 887050
DRAWN: SG
CHECKED: TE
APPROVED: MF

DWG. NO. 5965_036D



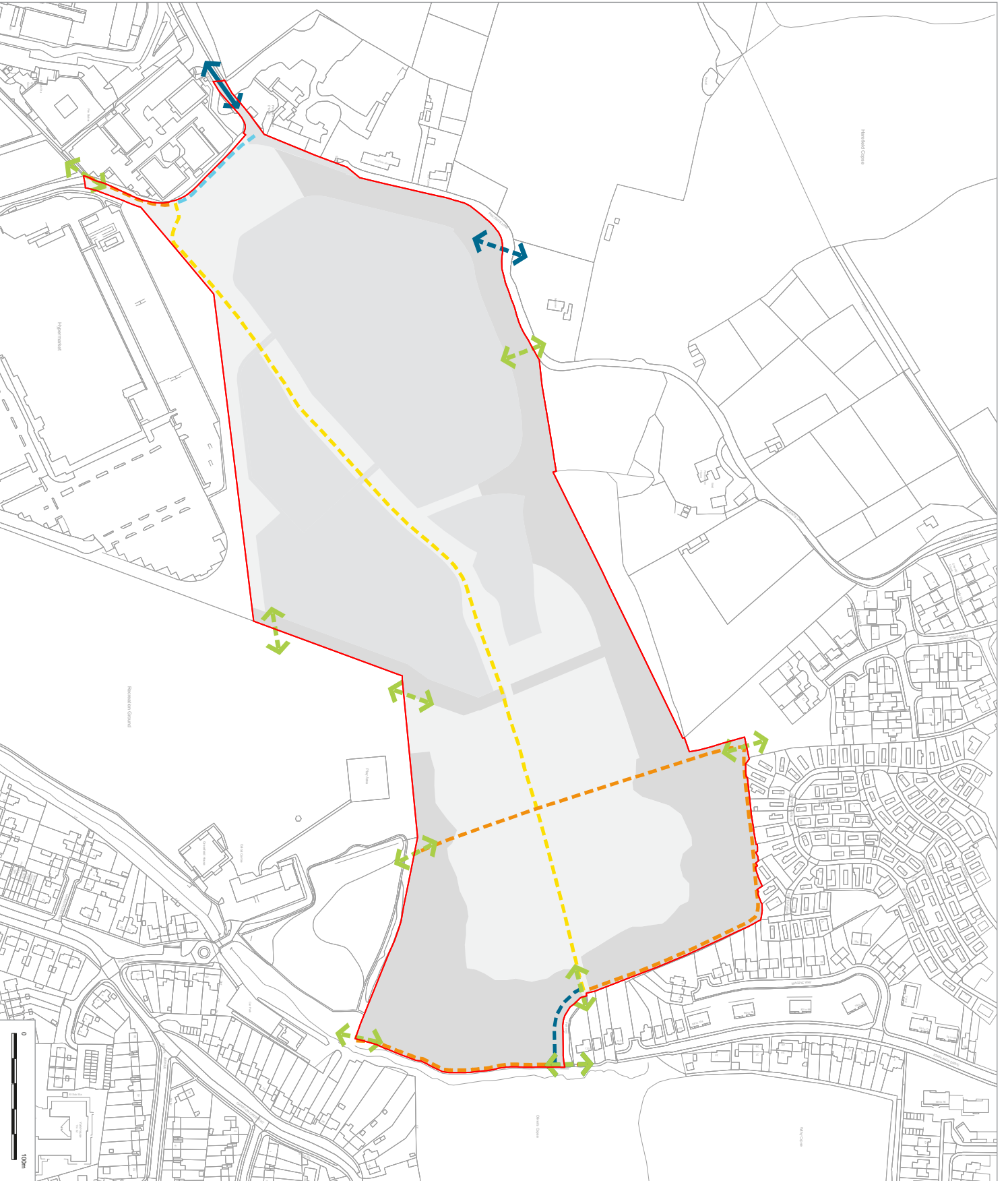
- LEGEND
-  Application boundary
 -  Phase 1 built development
 -  Phase 1 primary road
 -  Phase 2 built development

LD&D DESIGN

PROJECT TITLE
PINCENTS LANE

DR AMING TITLE
Phasing plan

ISSUED BY Oxford T: 01865 887050
 DATE December 2021 DRAWN SG
 SCALE 1:2,000 CHECKED TE
 STATUS Final APPROVED MF
 DWG. NO. 5965_054C



- LEGEND
- Application boundary
 - Vehicular access point
 - Emergency vehicular access point
 - Pedestrian access point
 - Retained Public Right of Way
 - Cycle path / retained Public Right of Way (separate paths)
 - Shared cycle path and footpath
 - Cycle path

LD&D DESIGN

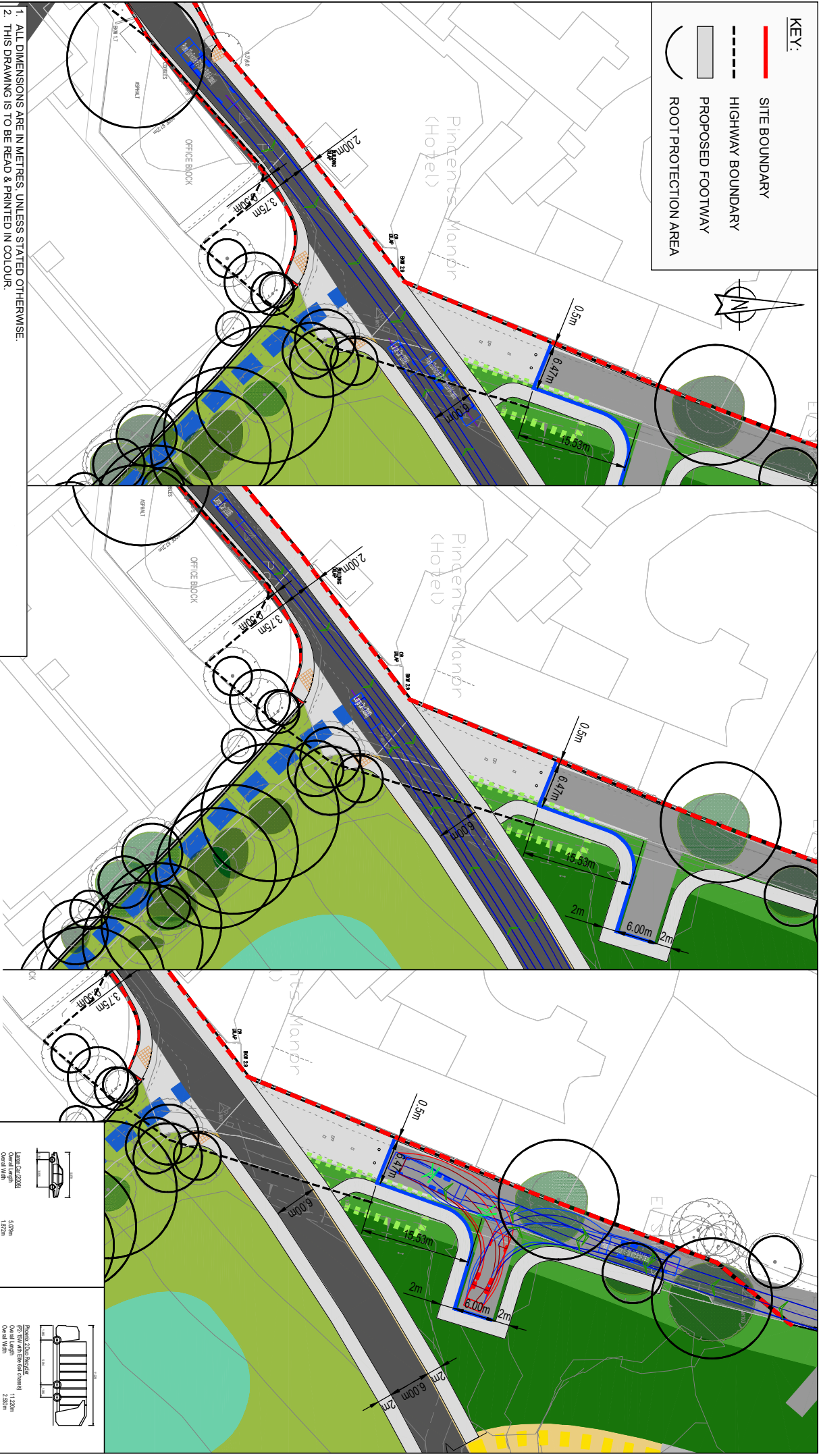
PROJECT TITLE
PINCENTS LANE

DR AWING TITLE
Parameters Plan:
Access and Movement

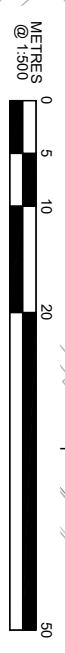
ISSUED BY Oxford T: 01965 887050
 DATE December 2021 DRAWN SG
 SCALE 1:2,000 CHECKED TE
 STATUS Final APPROVED MF
DWG. NO. 5965_037E

KEY:

- SITE BOUNDARY
- - - HIGHWAY BOUNDARY
- ▭ PROPOSED FOOTWAY
- ⌒ ROOT PROTECTION AREA



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Vehicle	Overall Width	Overall Height	Overall Body Height	Wheelbase	Wheel Track	Wheel to End Time	Wheel to End Swing Radius
Land Rover Defender	2.00m	1.87m	1.52m	2.80m	1.53m	4.00 sec	5.80m
Mercedes Sprinter	2.25m	2.80m	2.30m	3.50m	1.80m	4.00 sec	11.20m
Mercedes Sprinter (over)	2.25m	3.50m	2.80m	3.50m	1.80m	4.00 sec	11.20m

Pell Frischmann

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U and I (Pincent's Lane) Ltd Land at Pincent's Lane

Proposed Site Access - Swept Path Analysis

Project

U and I (Pincent's Lane) Ltd

Scale 1:500 @ A3

Drawing Title

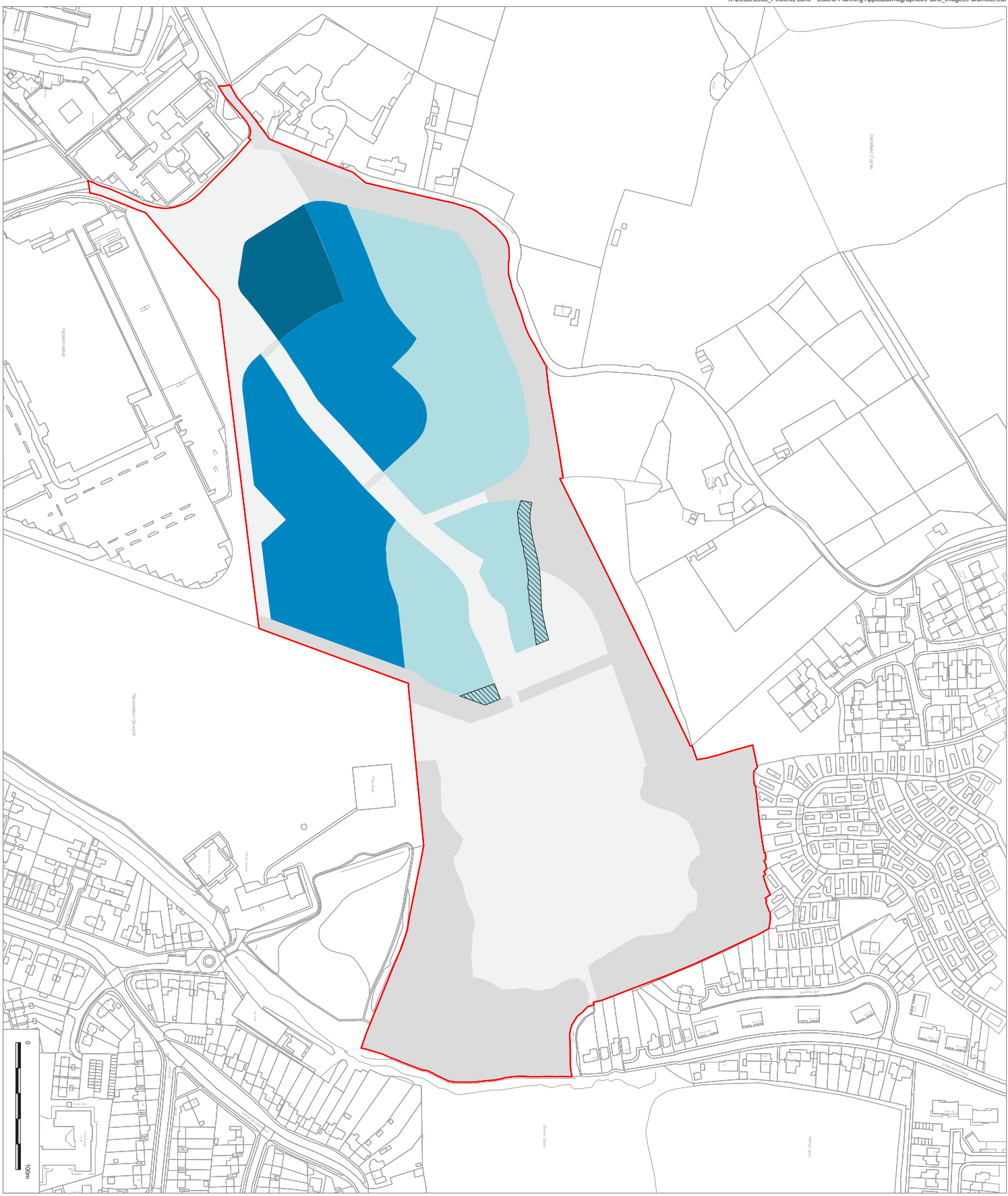
Proposed Site Access - Swept Path Analysis

File No. A13405-T-003-005-RevK.dwg
 Drawing Status PLANNING APPLICATION






Drawing No. A13405-T-004

Revision K

P1134-M13405-V04 Land at Pincent's Lane\50 Drawings\1 CAD\A13405-T-003-005-RevK.dwg Printed on 02/12/21 at 12:51 by Colowell



LEGEND

-  Application boundary
-  Development of up to 3 storeys (residential) and community hub
-  Development of up to 3 storeys (residential)
-  Development of up to 2 storeys (residential)
-  No building zone

A range of 2 - 3 storey buildings are proposed within the site which respond to the site context and character and allow a range of building typologies of a suitable scale to be achieved creating an appropriate urban form. Building heights will generally be within the following parameters:

- 3 storey residential and community hub 12.5m
- 2 storey residential 8.5m
- 2 storey residential 8.5m

These building heights are the heights assumed in the landscape and visual impact assessment.

The distribution of storey heights may vary within the development parcels subject to the detailed landform design provided that final building heights do not exceed the maximum development heights (AOD) indicated in figure 5965_04A4.

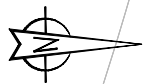
LDĀ DESIGN

PROJECT TITLE
PINCENTS LANE

DRAWING TITLE
Parameters Plan
Building form and storey heights

ISSUED BY	Oxford	T: 01 865 887050
DATE	December 2021	DRAWN
SCALE/A2	1:2,000	CHECKED
STATUS	Final	APPROVED
		IMP

DWG. NO. 5965_040G



REV	DESCRIPTION	DATE
A	Issue for comment	12/20/21
B	Issue for comment	12/20/21
C	Issue for comment	12/20/21
D	Issue for comment	12/20/21
E	Issue for comment	12/20/21
F	Issue for comment	12/20/21
G	Issue for comment	12/20/21
H	Issue for comment	12/20/21
I	Issue for comment	12/20/21
J	Issue for comment	12/20/21
K	Issue for comment	12/20/21

NOTES

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KEY

- SITE BOUNDARY
- HIGHWAY BOUNDARY
- PROPOSED FOOTWAY
- ROOT PROTECTION AREA

Approved by: **U and I (Pincents Lane) Ltd**

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Task	Name	Date
Drawn	CJD	12/20/21
Checked	RD	12/20/21
Approved	SME	12/20/21
Drawn by	FOR PLANNING APPROVAL	12/20/21

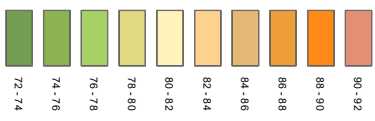
Project: **Land at Pincents Lane**
 Drawing No: **A13405-1-003**
 Drawing Title: **Proposed Site Access - Site Arrangements**
 Scale: **1:500 @ A1**



LEGEND

- Application boundary
- No Building Zone

Maximum height as AOD (metres)



AOD values given are the maximum AOD heights for development within different areas of the site which have been derived from the visual assessment. A range of housing types and building storey heights can be achieved within each AOD zone provided that the maximum AOD value is not exceeded in any section above the stated maximum AOD value given.

LD&A DESIGN

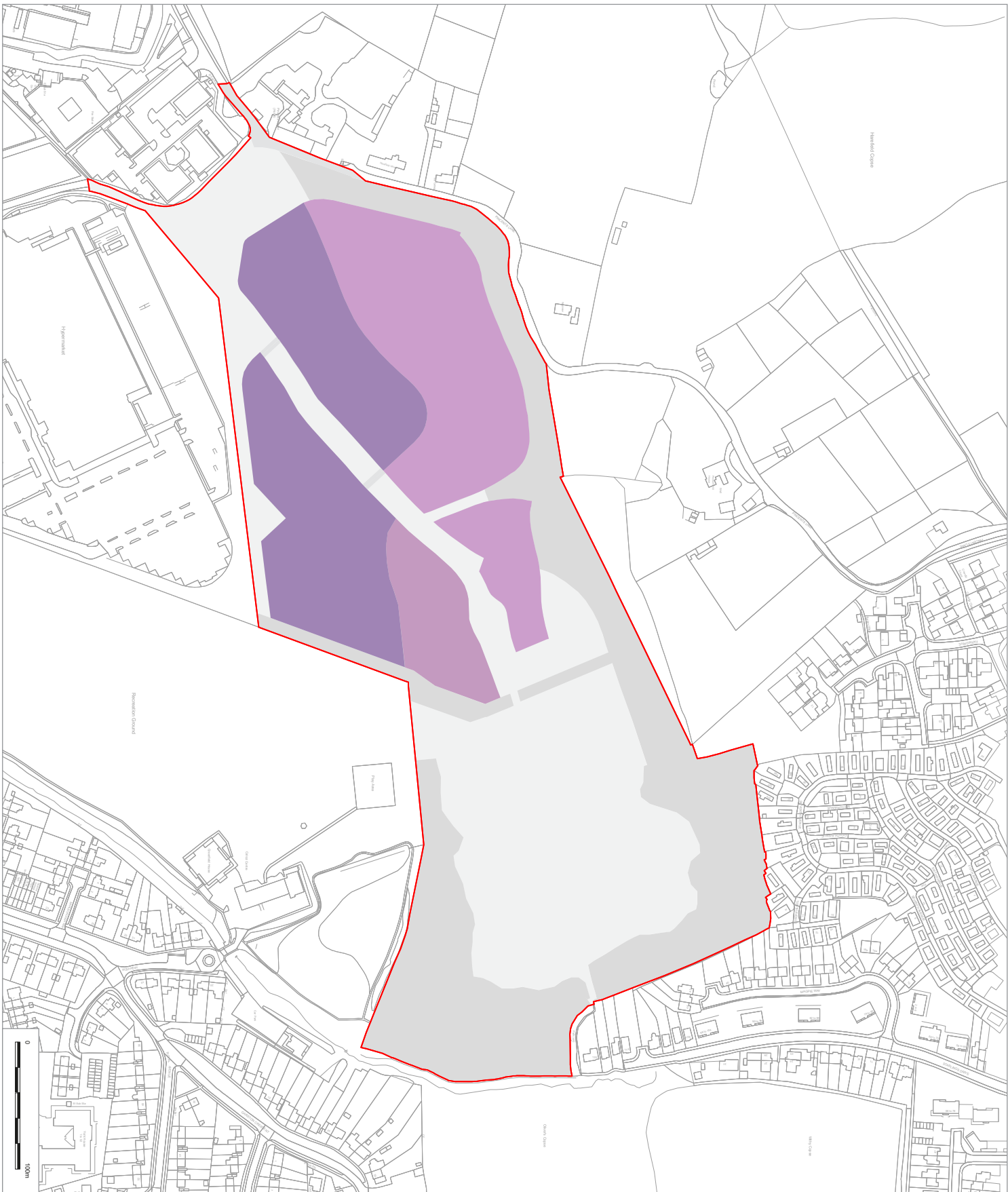
PROJECT TITLE
PINCENETS SLANE




DRAWING TITLE
Parameter Plan:
Development Heights

ISSUED BY: Oxford
DATE: June 2021
SCALE: @A2
STATUS: Final

T: 01865 887 050
DRAWN: MFC
CHECKED: MFC
APPROVED: MFC

DWG. NO. 5965_044D



- LEGEND
-  Application boundary
 -  Development of up to 40 dwellings per hectare
 -  Development of up to 30 dwellings per hectare

LD&D DESIGN

PROJECT TITLE
PINCENTS LANE

DR AMING TITLE
Parameters Plan:
Development Densities

ISSUED BY Oxford T: 01865 887050
 DATE December 2021 DRAWN: SG
 SCALE 1:2,000 CHECKED: TE
 STATUS Final APPROVED: MF
DWG. NO. 5965_039E



- Zone 1
- Zone 2
- Zone 3
- Zone 4
- Zone 5
- Zone 6



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 Manchester M1 1HR | f. +44 (0)161 237 3994 w. www.urbbed.coop

Drawing Title:
Zoning Plan

Project Title:
1197-Pincents Lane Reading

Client:
TOWN

Project Number:
1197

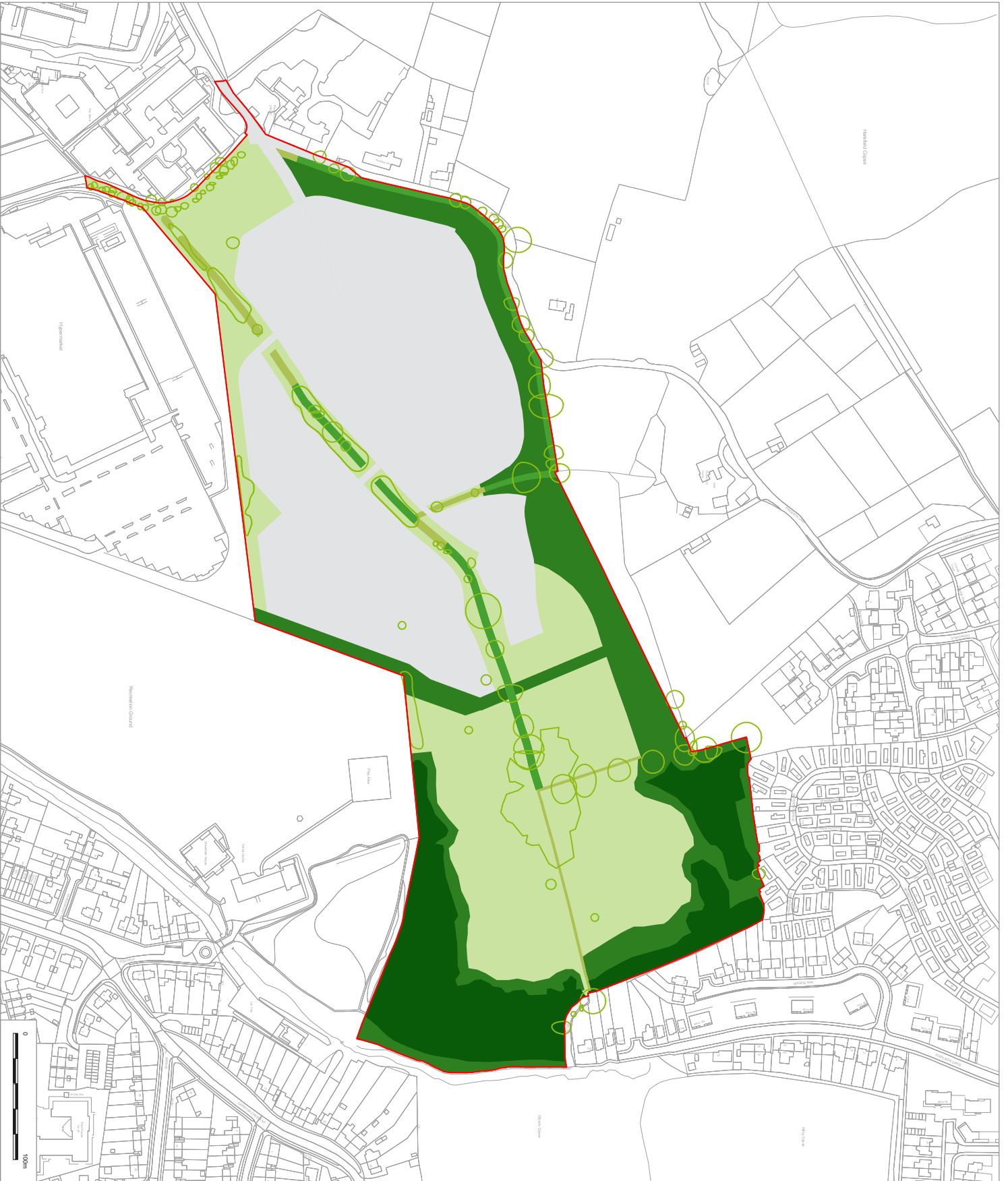
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Scale:
1:25000@A3

Date:
01-12-2021

Revision:
C

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

- LEGEND
-  Application boundary
 -  Retained trees
 -  Retained woodland
 -  New woodland / woodland edge planting
 -  Retained hedgerows
 -  New hedgerow planting
 -  Public open space including drainage

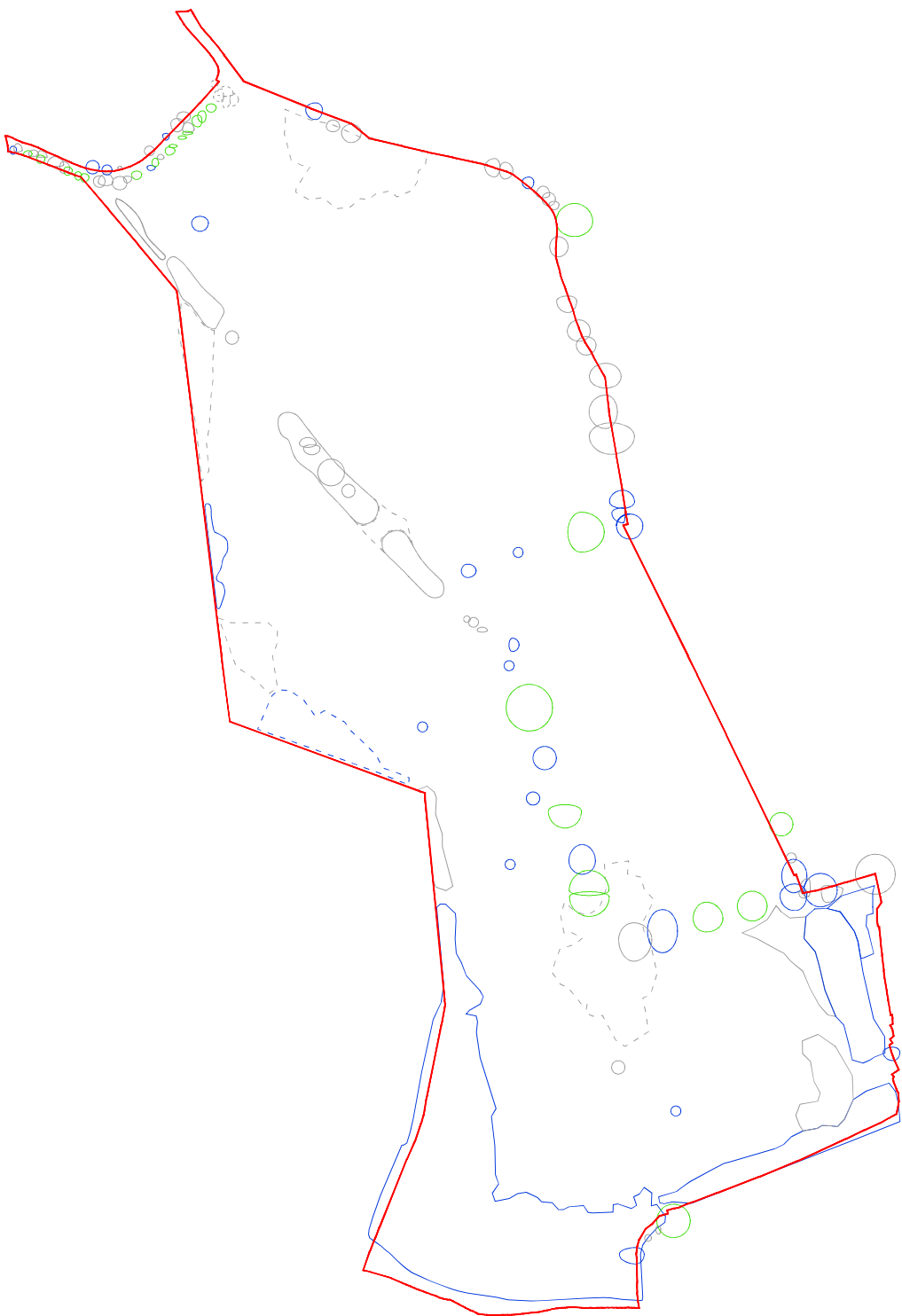
LD&A DESIGN

PROJECT TITLE
PINCENTS LANE

DRAWING TITLE
Parameters Plan:
Green Infrastructure

ISSUED BY	Oxford	T. 01985 887050
DATE	December 2021	DRAWN: SG
SCALE	1:2,000	CHECKED: TE
STATUS	Final	APPROVED: MF
DWG. NO. 5985_038F		

- LEGEND
-  Application boundary
 -  Retained category A tree
 -  Retained category B tree
 -  Retained category B tree group
 -  Removed category B tree group
 -  Retained category C tree
 -  Removed category C tree
 -  Retained category C tree group
 -  Removed category C tree group



REV. DESCRIPTION APR DATE

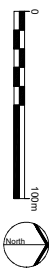
LD&DESIGN

PROJECT TITLE
Pincents Lane

DRAWING TITLE
Tree plan

DESIGNED BY Oxford T. 01865 887 050
 DATE 04/2018 DRAWN SGA
 SCALE@A2 1:2,000 CHECKED TE
 STATUS Final APPROVED MF

DWG. NO 5965_042B





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 Manchester M1 1HR | f. +44 (0)161 237 3994 | w. www.urbled.coop

Ecology Strategy Plan

Project Title:
1197-Pincents Lane Reading

Client:
TOWN

Project Number:
1197

Drawing Number:
1197-URBED-Z0-00-DR-L_Ecology Strategy Plan

Scale:
1:2500@A3

Date:
01-12-2021

Revision:
C

- Modified Grassland
- Other Neutral Grassland
- Other Neutral Grassland (wildflower meadow)
- Enhanced Other Neutral Grassland
- Mixed scrub (retained and enhanced)
- Blackthorn scrub (proposed)
- Hedgerows (retained and enhanced)
- Hedgerows (proposed)
- Introduced Shrub
- Sustainable Urban Drainage Feature
- Ornamental Lake or Pond
- Ponds (non priority habitat)
- Other Woodland (mixed)
- Trees (retained)
- Fence (around dog walking area)
- Footpath (public right of way)
- Cycle path / retained Public Right of Way (Separate paths)
- Cycle path
- Shared cycle path and footpath
- Road
- Residential - area A
- Residential - area B



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Drainage Key

- Application Boundary
- Residential Development Boundary
- Area of site to be post-wet drained
- Proposed foul Water Drainage
- Proposed Surface Water Drainage
- Proposed Surface Water Reting Main
- Proposed Attenuation Pond
- 3390m² approx attenuation available
- Potential Foul Drain/Sewer Location

Peak surface water, at wet discharges to be restricted to 2/6 at point of connection to Thames Water Sewer

Based on drainage area of 7.22ha with 4,40ha impermeable aread approx 60% impervious, a 100-year peak storage estimate has been calculated as follows:

- 1.5m event 32,9m³ storage required
- 1.0m event 22,9m³ storage required
- 1.0m wet 44x3328m² storage required

The pond can provide adequate storage for up to the 1, 100 year +10% climate change event.

Attenuation Pond approx 3390m² at 1.5m depth.

Attention to be sought via a pond, additional SUDS features including Swales/Friar drains will offer additional at source treatment and reduce runoff.

By increasing the size of the pond it is possible to remove the need for any below ground attenuation.

Attenuation strategy to be developed through detailed design.

TVH have noted that there are assets within 5m of a Water Main, a GPR survey should be carried out to establish the location of any utilities within the site and suitable easements should be established.

Indicates location of TVH Surface water asset Preferred Point of connection MH: SUDS/1550.

Site level approximately 27m AOD

Site level approximately 27m AOD

Site level 10m AOD

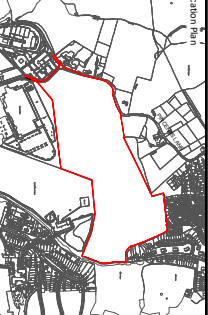
Site level approximately 70m AOD

Site level approximately 60m AOD

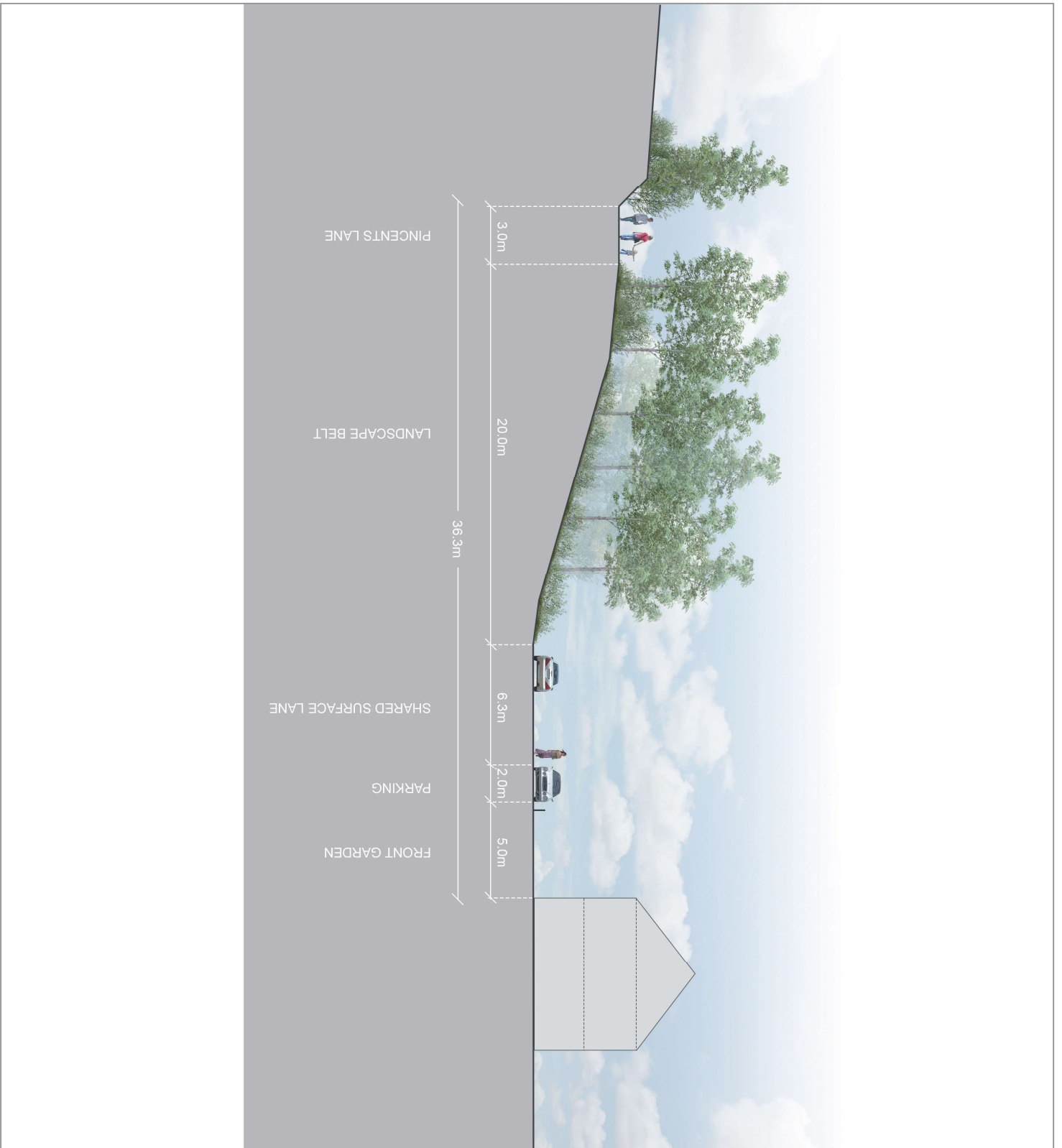
Surface water Pumping station to be constructed on a minimum 1.5m deep. Pumping Station and riser main constructed to adoptable standards with dual pumps (dry and stand-by) in addition to high level alarm.

Foul Water to discharge to existing public foul Lane within 15m. Subject to approval from Preferred Point of connection, MH: SUDS/2110.

As per Masterplan 10% of peak 100 year rainfall to increase the pond footprint to 0.26ha to attenuation storage (1.5m deep)



Standard Notes	Notes and Keys	Notes and Keys	Project																														
<ol style="list-style-type: none"> This drawing is to be used in conjunction with all relevant Architects and Engineer's drawings and the specification. The drawing should not be scaled. All dimensions are to be verified by the contractor on site. All dimensions should be reported to the C.A. prior to the commencement of the works. <p>© CIVIC ENGINEERS</p>	<ol style="list-style-type: none"> Masterplan by LDA design (5965-0483) received 29.07.2021 Surface water to be attenuated at source in surface water ponds Damage routes and location of SUDS features are based on current indicative site layout and are subject to further design development Surface water to discharge to Thames Water surface water sewer at a minimum peak discharge rate of 2/6. Details subject to agreement with Thames Water 	<table border="1"> <thead> <tr> <th>Date</th> <th>Rev</th> <th>Description</th> <th>Drawn</th> <th>Checked</th> <th>Scale</th> </tr> </thead> <tbody> <tr> <td>09/02/21</td> <td>00</td> <td>ISSUED FOR TENDERS</td> <td>AMK</td> <td>SMW</td> <td>1:1</td> </tr> <tr> <td>02/02/21</td> <td>00</td> <td>ISSUED FOR INFORMATION</td> <td>AMK</td> <td>SMW</td> <td>1:1</td> </tr> <tr> <td>02/02/21</td> <td>00</td> <td>ISSUED FOR INFORMATION</td> <td>AMK</td> <td>SMW</td> <td>1:1</td> </tr> <tr> <td>12/05/19</td> <td>00</td> <td>ISSUED FOR INFORMATION</td> <td>AMK</td> <td>SMW</td> <td>1:1</td> </tr> </tbody> </table>	Date	Rev	Description	Drawn	Checked	Scale	09/02/21	00	ISSUED FOR TENDERS	AMK	SMW	1:1	02/02/21	00	ISSUED FOR INFORMATION	AMK	SMW	1:1	02/02/21	00	ISSUED FOR INFORMATION	AMK	SMW	1:1	12/05/19	00	ISSUED FOR INFORMATION	AMK	SMW	1:1	<p>LAND OFF PINCENTS LANE</p> <p>OUTLINE DRAINAGE STRATEGY GENERAL ARRANGEMENT</p> <p>DATE: 31/10/18</p> <p>DRAWN: EWM</p> <p>CHECKED: PIC</p> <p>PROJECT NO: 1041-01</p> <p>CIVIC ENGINEERS</p> <p>10001</p> <p>706</p>
Date	Rev	Description	Drawn	Checked	Scale																												
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02/02/21	00	ISSUED FOR INFORMATION	AMK	SMW	1:1																												
02/02/21	00	ISSUED FOR INFORMATION	AMK	SMW	1:1																												
12/05/19	00	ISSUED FOR INFORMATION	AMK	SMW	1:1																												



LD&D DESIGN

PROJECT TITLE
PINCENTS LANE

DRAWING TITLE
Section through Pincents Lane

ISSUED BY	Oxford	T: 01865 887050
DATE	Oct 18	DRAWN
SCALE@A3	1:200	CHECKED
STATUS	Final	APPROVED
		TE
		MF

DWG. NO. 5965.050A

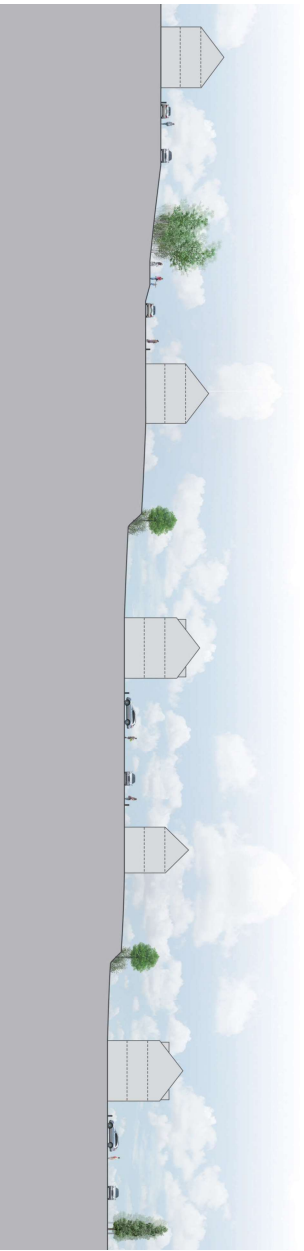
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Sources: Ordnance Survey..



Section A



Section A location plan



Section B



Section B location plan

ISSUED BY Okford
DATE Nov 2018
SCALE/A2 1:500
STATUS Final
DWG. NO. 5965_45B

T 01866 887050
DRAWN SGA
CHECKED TE
APPROVED MF