

Ms Linda Arlidge - Planning Officer  
Royal Borough of Windsor & Maidenhead  
Development Control  
York Stream House St. Ives Road  
Maidenhead  
Berkshire  
SL6 1QS

**Our ref:** FM/2008/102688/01-L01  
**Your ref:** 08/00916  
**Date:** 27 May 2008

Dear Ms Arlidge

**PROPOSAL:** EXTENSION OF EXISTING GRAVEYARD PLUS CHAIN  
**LINK** BOUNDARY FENCE.

**LOCATION:** ST JOHN THE BAPTIST, ETON WICK ROAD, ETON WICK,  
WINDSOR, SL4 6JX.

Thank you for consulting the Environment Agency on the above proposal. I apologise for the delay in the response but have the following comments to make on the application proposal:

The proposal lies in an area deemed to be at high risk of flooding, this is defined as Floodzone 3 in Planning Policy Statement 25 (Table D1). Planning Policy Statement 25 requires a flood risk assessment to be submitted with all development proposals in this flood zone. No such Flood Risk Assessment has been submitted with this proposal and this could form a reason for refusal. However, the Environment Agency have considered the development proposal in line with Flood Risk and can conclude that we feel the proposal is not likely to increase flood risk or reduce floodplain storage provided land levels do not rise in the area of the proposed extended graveyard.

Of further principal concern to the Environment Agency is the designation of the groundwater aquifer as being highly vulnerable to the effects of pollution. We have reviewed the information submitted in this light, in accordance with Planning Policy Statement 23 and have considered that the proposal will not pose a significant risk to groundwater as a resource in this location.

Considering the above. The Environment Agency Raise **NO OBJECTION** to the development proposal, subject to the following condition being placed on the decision notice:

#### CONDITION

No long term raising of land levels shall occur on this site without the express written consent of the local planning authority.

Environment Agency

Customer services line: 08708 506 506  
Email: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

Cont/d..

REASON

To prevent the development proposal from increasing flood risk in accordance with Planning Policy Statement 25 (PPs25) and policy F1 of Royal Borough of Windsor and Maidenhead's Local Plan.

If you require any further information then please contact me on the telephone number below.

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Yours sincerely

**Mr John Woodhouse**  
**Planning Liaison Officer**

Direct dial 01276 454322

Direct fax 01276 454339

Direct e-mail [john.woodhouse@environment-agency.gov.uk](mailto:john.woodhouse@environment-agency.gov.uk)

**DIRECTORATE OF PLANNING & ENVIRONMENT**

**MEMORANDUM**

**ENVIRONMENTAL PROTECTION UNIT**

To: Development Control

Your ref: LZA/08/00916

From: Aldona Rahman

Our ref: AER/AER

Ext: 3602

Date: 7<sup>th</sup> May 2008

**Re: Planning Application No. 08/00916**

Extension of existing graveyard plus chain link boundary fence

**St John The Baptist Eton Wick Road Eton Wick Windsor SL4 6JA**

I refer to the above-mentioned full planning application and would confirm that this Unit has no objections to permission being granted.

Aldona Rahman  
Environmental Protection Officer

**HIGHWAY COMMENTS****Date Received by Highways:** 15<sup>th</sup> April 2008**Application No:** 08/00916**Location:** St John The Baptist, Eton Wick Road, Eton Wick, Windsor, Berkshire, SL4 6JA**Proposal:** Extension of existing graveyard plus chain link boundary fence**Type:** Full**Applicant:** Parish Churchyard Fund

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**Planning Officer:** Linda Arlidge

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**HDC Officer:** BoB Weingarth

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**Highways Authorities Comments:****Major / Minor App – Drawing No's -****Road classification****Classified****Unclassified****Visibility Splays:**

The B3026 is a Primary Distributor highway running through the Borough which at the application site is subject to a 30mph speed restriction with speed cushions / humps.

There are no planned alterations to the existing gated access arrangements serving the graveyard. It is proposed to create an internal access to serve the proposed extension to the graveyard.

**Parking Requirements:**

Un affected by the proposals

**Vehicle Movements / per day:**

Unknown!

**Rights of Way:**

N/A – None nearby

**Environmental /Travel Plan: (Work Place / School / Hospital)**

None

**Arboricultural Officer:****Tree Position: Highway / Curtilage - Consult Yes /No**

The proposals include extending the existing beech hedge along the new boundary.

The highway authority would welcome this, as it would lead to the removal / reinstatement of a section hedging that has been allowed to grow over the adopted highway verge to the detriment of signage and the footway width.

Therefore the arboricultural officer may wish to comment.

**Section 106 Contributions: (Value / scheme(s) identifications)**

None

**Summary:**

There will be no highway objections, subject to a favourable report from the arboricultural officer and the following informatives.

- (1) Does not wish to restrict the grant of permission.
- ~~(2) Recommends that the permission be refused for the following reasons:~~
- ~~(3) Recommends that any permission which the Planning Authority may give shall include the following conditions:~~

**Conditions and Informatives:**

HI6 – Footway / verge damage

HI7 – Highway damage

HI22 – Incidental works

HI27 – Traffic signals

HI29 - No builders materials, plant or vehicles related to the implementation of the development should be parked / stored on the public highway so as to cause an obstruction at any time.

HDC Officer: \_\_\_\_\_ Date: 29<sup>th</sup> April 2008

HDC Team Leader / Principle Eng: \_\_\_\_\_ Date: \_\_\_\_\_

**Linda Arlidge**

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**From:** Jon.Sharp@thameswater.co.uk  
**Sent:** 22 April 2008 09:44  
**To:** Linda Arlidge  
**Subject:** Appn No. 08/00916 Church of St John the Baptist - Eton Wick

Linda

I can confirm that the Diocese Regulations state that the maximum height permitted for grave stones is 1200mm. I will of course send you a copy of these regs. as requested ASAP.

Regards

Jon

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Jon Sharp

077476 40995

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