

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION TO VARY/REMOVE CONDITION UNDER SECTION 73 OF THE TOWN AND
COUNTRY PLANNING ACT 1990**

To: Pegasus Group
21 Ganton Street
London
W1F 9BN

Application No: 221312
Application type: Variation of Condition

Applicant: Vistry Thames Valley

READING BOROUGH COUNCIL as Local Planning Authority hereby **GRANT** planning permission for the development as described below:-

Proposal: Outline planning application with matters reserved in respect of Appearance for demolition of clubhouse and erection of a new residential scheme (c3 use) including affordable housing and public open space at former reading golf club without complying with conditions 5 (Plans), 8&9 (Emissions) 10&11 (SuDS), 12 (Levels), 13 (Mix), 17 (AMS), 19 (Habitat Enhancement), 20 (CEMP), 22 (Biodiversity), 25&26 (Contamination), 29 (CMS), 34 (Cycle Parking), 35 (Refuse), 39 (Car Parking), 41 (Traffic Calming) & 44 (Archaeology) of outline permission 211843 for amendments including changes to layout, mix, parking, drainage, landscaping, open space and energy

At: Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 15th June 2023



Assistant Director of Planning, Transport and
Public Protection Services *RJE*

Application At: Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Application No: 221312

Application type: Variation of Condition

CONDITIONS & REASONS

Application for Reserved Matters

1. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of outline planning permission ref. 211843 (31/03/2022).

REASON: Under section 92 of the Town and Country Planning Act 1990, applications for approval of reserved matters must normally be made within three years from the date outline planning permission was granted.

Implementation of Development

2. The development hereby approved shall be commenced no later than either:-

a) the expiration of three years from the date of outline planning permission ref. 211843; or

b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later

REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

Appearance Reserved Matter Details – To Be Approved

3. No development shall commence on site until details of the appearance (hereinafter called “the reserved matter”) for a phase have been submitted to, and approved in writing by, the Local Planning Authority:

The external appearance of the development to include:

- Elevations
- Materials
- Floorplans
- Location and extent of all residential amenity areas
- Areas of Open Space
- Street furniture and apparatus

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The development shall thereafter be carried out fully in accordance with the approved reserved matters details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Design Principles

4. The details to be submitted in pursuance of condition no.3 above shall broadly accord with the principles set out in the Fairfax Design and Access Statement and Pegasus Group Planning Statement ref. P19-2877PL received by the Local Planning Authority on 12th November 2021 submitted in support of the application.

REASON: In order to ensure that detailed proposals accord with the design principles set out in the supporting information submitted with the application in the interests of achieving high standards of design and access in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Approved Plans & Documents:

5. The development hereby permitted shall ONLY be carried out in accordance with the following approved Drawings and Documents :

- Presentation Site Layout (dwg no. 6960-PL054 REV J);
- Site Layout (dwg. no. 6960-PL053 REV Q);
- Site Block Plan (dwg no. 6960-PL-051 D)
- Details Site Layout – Sheet 1 (dwg no. 6960-PL059 REV O);
- Details Site Layout – Sheet 2 (dwg no. 6960-PL060 REV M);
- Details Site Layout – Sheet 3 (dwg no. 6960-PL061 REV M);
- Site Layout Affordable Dwelling Locations (dwg no. 6960-PL064 REV B);

Received by the Local Planning Authority on 6th March 2023

- Parking Plan (dwg no. 6960-PL057 REV I);
- Green Space Provision on Site (dwg no. 6960-PL063 REV H);

Received by the Local Planning Authority on 15th March 2023

- Landscape Masterplan (dwg no. VYH23781 10 Rev D)

Received by the Local Planning Authority on 8th March 2023

- Foundation Zoning Plan 47313-ECE-XX-XX-DR-S-001 P04

Received by the Local Planning Authority on 20th February 2023

- Garages – Proposed Plans and Elevations (dwg no. 6960-PL154 REV C);

Received by the Local Planning Authority on 14th February 2023

- Tree Planting Plan (dwg no. VYH23781 17 Rev C)

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- Arboricultural Method Statement ref. D2218AMS v4

Received by the Local Planning Authority on 17th March 2023

- Levels & Drainage Sheet 1 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 001-P9);
- Levels & Drainage Sheet 2 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 002-P10);
- Levels & Drainage Sheet 3 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 003-P9);
- Levels & Drainage Sheet 4 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 004-P10);
- Levels & Drainage Sheet 5 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 005-P9);

Received by the Local Planning Authority on 14th March 2023

- External Works Sheet 1 of 5 (dwg. 6452-MJA-SW-XX-DR-C-400-P3)
- External Works Sheet 2 of 5 (dwg. 6452-MJA-SW-XX-DR-C-401-P4)
- External Works Sheet 3 of 5 (dwg. 6452-MJA-SW-XX-DR-C-402-P4)
- External Works Sheet 4 of 5 (dwg. 6452-MJA-SW-XX-DR-C-403-P3)
- External Works Sheet 5 of 5 (dwg. 6452-MJA-SW-XX-DR-C-404-P3)

Received by the Local Planning Authority on 14th February 2023

- Construction Environmental Management Plan ref. P3063 Rev 1.3
- Technical Species note to support CEMP

Received by the Local Planning Authority on 1st February 2023

- Proposed Swale Crossings (dwg. no 6452-MJ-SW-XX-DR-C-204 Rev P1)

Received by the Local Planning Authority on 26th January 2023

- AES Full SAP Calculations

Received by the Local Planning Authority on 21st December 2022

- EIA Addendum Note (P22-1156)

Received by the Local Planning Authority on 7th October 2022

- Long Section Sheet 1 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-101-P1);
- Long Section Sheet 2 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-102-P2);
- Long Section Sheet 3 of 3 (dwg. no. 6452-MJA-SW-XX-DR-C-103-P1);
- Proposed Site Sections (dwg no. VYH23781 16 Rev B)
- Central Basin Details (dwg. no. 6452-MJA-SW-XX-DR-C-151-P1);
- Northern Swale Details (dwg. no. 6452-MJA-SW-XX-DR-C-152-P1);
- Adoptable Sewer Construction Details (dwg. no. 6452-MJA-SW-XX-DR-C-201-P1)
- Schedule of Accommodation ref. 6960-D.06
- Sub Station & Cycle Stores (dwg no. 6960-PL157);
- AES Energy Statement Rev 3

Received by the Local Planning Authority on 7th September 2022

- Utilities Plans by Temple Group/Ridge and Partners LLP, comprising:
- 5010065-RDG-XX-ST-PL-ME-9901 - D Services Diagram
- Arboricultural and Planning Integration Report by Arbortrack

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- Dormouse Survey Report by Ecology Co-op
- Energy and Sustainability Strategy by Temple Group/Ridge and Partners LLP
- Geophysical Survey Report by Magnitude Surveys
- Landscape and Ecological Management Plan & Biodiversity Impact Calculation (LEMP & BIC) by Ecology Co-op
- Lighting Assessment by Stantec
- Minerals Resource Assessment by Stantec
- Soils Survey Report and Figures by Temple Group/Reading Agricultural Consultants
- Statement of Community Involvement by BECG
- Superfast Broadband Strategy Statement by Stantec
- Topographical Survey by MAP
- Environmental Impact Assessment, by Temple Group with consultant input from Fabrik, Stantec, Archaeology South East and the Ecology Co-op, comprising:

Statement of Environmental Impact Assessment Conformity:

Volume 1 Non-Technical Summary (NTS) Summary of the ES in nontechnical language.

Volume 2 Main Text (Chapters 1-15)

Volume 3 Landscape and Visual Impact Assessment (LVIA) of effects on landscape and views.

Volume 3 LVIA Addendum

Volume 4 ES Technical Appendices Supporting Assessments, Data, figures and photographs to support of Volume 2.

Technical Appendices: (Appendices A-I)

A: Consultation A1: Scoping Report A2: Scoping Opinion

B: Traffic Assessment

C: Noise and Vibration Impact Assessment

D: Water and Flood Risk D1: Flood Risk Assessment (FRA) D2:

E: Air Quality

F: Phase 1 Ground Contamination Survey

G: Ecology G1: Ecological Impact Assessment (EcIA) G2: Preliminary Ecological Assessment (PEA)

H: Archaeology and Built Heritage H1: Archaeology Desk Based Assessment (Heritage Statement)

I: Climate Change

Received by the Local Planning Authority 16th February 2022

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved

Phasing – To Be Approved Pre-Commencement

6. No development shall commence on site until a scheme of works, including a detailed plan showing the phasing of the development hereby approved, has been submitted to and been approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved phasing details.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure secure the programming and phasing of development in an orderly pattern to ensure minimum impact on existing residents and enable the provision of necessary services and facilities keep pace with the development

Materials – To Be Approved

7. No development hereby approved shall be commenced within any approved Phase, (except demolition, preparatory works, tree removal and protection), until full details and samples of the materials to be used in the construction of the external surfaces of the development permitted within that Phase, including hard surfacing and other hard landscaping materials, have been submitted to and approved in writing by the Local Planning Authority and the materials shall be in accordance with those types of materials approved pursuant to the Appearance Reserved Matters. The development shall be carried out and thereafter maintained in accordance with the details approved pursuant to this condition.

REASON: To ensure that high quality materials and detailing is secured and implemented. In the interests of high-quality design and the character of the area in accordance with Policy CC7 of the Reading Borough Local Plan 2019

Review of Electricity Supply and Air Source Heat Pump Provision – To be Approved

8. Following commencement of development of the 81st dwelling no remaining phase of the development shall commence until a report, including confirmation from the electricity network provider for the development, confirming whether or not there is capacity within the electricity network for further dwellings within that phase of the development to be served by air source heat pumps, shall have been submitted to and approved by the Local Planning Authority.

Where the report concludes that there is capacity for additional dwellings beyond that shown on the approved plans to be served by air source heat pumps, then as many

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dwellings as the electricity network supply to the site can reasonably accommodate shall be provided with air source heat pumps within that phase. Plans showing the additional dwellings to be served by air source heat pumps shall be submitted to and approved by the Local Planning Authority prior to commencement of development relating to that phase.

Where the report concludes that there is not capacity within the electricity network for additional dwellings within the development to be served by air source heat pumps, plans demonstrating how all dwellings within the phase that would not be served by an air source heat pump would be built and provided with the relevant infrastructure to accommodate air source heat pumps in future, including provision of suitable space within each dwelling for a hot water cylinder and provision of suitable pipework, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development relating to that phase.

REASON: To ensure that the development is carried out in accordance with sustainable building standards and provides appropriate decentralised energy provision in accordance with Policies CC4 and H5 of the Reading Borough Local Plan 2019.

Dwelling Emission Rate – Completion Stage

9. The penultimate dwelling within each phase of the development hereby permitted shall not be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings within the development or approved phase have achieved as a minimum a 50.67% the improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition) and a S106 contribution has been made to the Local Authority to account for any remaining emissions. Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

Sustainable Drainage Strategy – To be Approved

10. No development above foundation level shall commence on site until a Sustainable Drainage Strategy management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

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- i. a timetable for its implementation, and
 - ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
 - iii. Plans and a scheme to demonstrate how the private car parking spaces would be managed / controlled to ensure that residents do not damage / remove any wider drainage features including surface water within the sub base contained within that plot.
- REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

Sustainable Drainage Strategy - Implementation

11. The sustainable drainage scheme for the site shall be implemented in accordance with details and the timetable approved under condition no. 10. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019

Finished Floor Levels

12. The development hereby permitted shall not be carried out other than in accordance with the finished floor levels of the development as shown on the following approved plans:

- Levels & Drainage Sheet 1 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 001-P9);
- Levels & Drainage Sheet 2 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 002-P10);
- Levels & Drainage Sheet 3 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 003-P9);
- Levels & Drainage Sheet 4 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 004-P10);
- Levels & Drainage Sheet 5 of 5 (dwg no. 6452-MJA-SW-XX-DR-C- 005-P9);

Received by the Local Planning Authority on 14th March 2023

REASON: In order to ensure a satisfactory relationship between the proposed development and adjacent development, and to protect views in and out of the development in the interests of visual amenity in accordance with Policy CC7 of the Reading Borough Local Plan 2019

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Housing Mix

13. No change to the approved dwelling mix listed below shall be made to the development hereby permitted without written approval from the Local Planning Authority:

Affordable Mix

10 x 1 Bed Flat/Maisonette

6 x 2 Bed Flat

14 x 2 Bed House

17 x 3 Bed House

20 x 4 Bed House

Market Mix

41 x 2 Bed House

57 x 3 Bed House

48 x 4 Bed House

10 x 5 Bed House

REASON: In order to ensure that the proposed development provides an appropriate range of housing opportunities / dwelling types to meeting requirements for different groups, in accordance with Policy H2 of the Reading Borough Local Plan 2019

Hard and Soft Landscaping – To Be Approved & Implemented

14. No development shall commence on site (excluding demolition, site compound, fencing, tree removal and protection) until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas; b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);

c. Soft landscaping details shall include planting plan (to provide for a minimum net gain of 104 trees on site), specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;

d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;

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e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of each approved phase of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species as agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

Boundary Treatment – To Be Approved

15. No dwelling hereby permitted within an approved phase shall be occupied until a plan indicating the positions, design, materials and type of boundary treatment to be erected, has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling shall be first occupied until the approved boundary treatments for that dwelling have been fully provided in accordance with the approved details. All approved boundary treatments for shall be provided prior to the occupation of the penultimate dwelling.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

Landscape Management Plan – To Be Approved

16. No dwelling hereby permitted shall be occupied until a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

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Arboricultural Method Statement

17. The development hereby permitted shall not be carried out other than in full accordance with the protective measures, including fencing, ground protection, supervision and working procedures set out within the approved Alderwood Consulting Limited Arboricultural Method Statement ref. D2218AMS v4 received by the Local Planning Authority on 17th March 2023. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

REASON: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy EN14 of the Reading Borough Local Plan 2019

Permitted Development Rights

18. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of any dwelling hereby permitted without express planning permission from the Local Planning Authority.

REASON: As unrestricted development could result in harm to retained and protected trees through encroachment on root protection areas and should therefore be controlled in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

Habitat Enhancement Scheme – To Be Approved Pre-Commencement

19. Prior to commencement of development of each approved phase of the development hereby permitted (excluding demolition and preparatory works) a habitat enhancement scheme (showing the provision of bird nesting, bat roosting boxes and hedgehog holes in fences) shall have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance of the habitat enhancement measures and shall include specific measures to ensure the green links across the site are retained. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme. No dwelling within an approved phase shall be occupied until the approved habitat enhancement measures for that phase have been implemented in full and a closing out letter from a suitably qualified ecologist confirming that measures have been

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implemented has been submitted to and approved in writing by the Local Planning Authority.

REASON: In order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

Construction Environmental Management Plan

20. The development hereby permitted shall not be carried out other than in full accordance with the approved The Ecology Co-op Construction Environmental Management Plan ref. P3063 rev 1.3 received by the Local Planning Authority on 1st February 2023.

REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

External Lighting – To be Approved

21. No dwelling hereby permitted shall be occupied until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A map showing no light zones
- A layout plan indicating the locations, height, luminance, lens/shape/beam pattern and orientation of all lights
- A schedule of equipment and specifications of all lights
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux

No dwelling within an approved phase shall be first occupied until the external lighting scheme for that phase has been fully provided in accordance with the approved details.

REASON: To limit the impact of light pollution from artificial light on nature conservation in accordance with Policy EN12 of the Reading Borough Local Plan 2019

Biodiversity Net Gain – To Be Approved Pre-Commencement

22. No development shall take place (including demolition, ground works, vegetation clearance) until a scheme ("the scheme") to ensure that there is a net gain of 10% in Habitat Biodiversity Units and Hedgerow Biodiversity Units as a result of the development has been submitted to and agreed in writing by the Local Planning

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Authority. The scheme shall be based on an accurate DEFRA Biodiversity Impact Assessment Calculator and associated accurate maps and shall include: 1. Proposals for on-site mitigation and/or for off-site offsetting; 2. A methodology for the identification of any receptor site(s) for offsetting measures;

3. The identification of any such receptor site(s);

4. The provision of arrangements to secure the delivery of any offsetting measures (including a timetable for their delivery) in perpetuity; and

5. A management and monitoring plan (to include for the provision and maintenance of any on-site and offsite offsetting measures in perpetuity).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any offsetting measures in perpetuity have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

REASON: To deliver a measurable net gain in Hedgerow Biodiversity Units and Habitat Biodiversity Units in accordance Policy EN12 of the Reading Borough Local Plan 2019

Noise Attenuation – To Be Approved

23. No mechanical plant shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall demonstrate, with details of mitigation as necessary, that the LAeq noise level from the plant as measured at a point 1 metre external to the nearest noise-sensitive facade shall not exceed 42dB when all plant/equipment (or any part of it) located within the immediate vicinity is in operation at any time in line with MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises.

REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019

Glazing & Ventilation as Specified

24. No dwelling hereby permitted shall be occupied until the glazing, ventilation and any other mitigation specified has been installed in full accordance with the specifications set out within the Temple, Environmental Statement, Volume 2: Chapter 9: Noise and Vibration received by the Local Planning Authority on 12th November 2021. The approved mitigation measures shall be retained as approved thereafter. REASON: In order to protect the amenity of future occupants of the proposed development in accordance with Policy CC8 of the Reading Borough Local Plan 2019

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Contamination Assessment

25. The development hereby permitted shall not be carried out other than in full accordance with the following approved contamination assessment documents:

- Supplementary Ground Investigation Report, prepared by Geo Environmental ref. GE20079/SGIR/OCT21 Version 1.9
- Letter dated 7 May 2021 from Geo Environmental ref. GE19873/GR02/210507
- Letter dated 28 April 2021 from Geo Environmental ref. GE19873/RG01/210428
- Ground Investigation Report, prepared by Geo Environmental ref. GE19428-GIR-DEC20 Version 1.0
- Phase 1 Contamination Risk Assessment, prepared by Ground and Environmental Services Ltd ref. 12112 Revision 0

Received by the Local Planning Authority on 30th June 2022

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

Contamination Remediation

26. The development hereby permitted shall not be carried out other than in full accordance with the following approved contamination remediation documents:

- Supplementary Ground Investigation Report, prepared by Geo Environmental ref. GE20079/SGIR/OCT21 Version 1.9
- Letter dated 7 May 2021 from Geo Environmental ref. GE19873/GR02/210507
- Letter dated 28 April 2021 from Geo Environmental ref. GE19873/RG01/210428
- Ground Investigation Report, prepared by Geo Environmental ref. GE19428-GIR-DEC20 Version 1.0
- Phase 1 Contamination Risk Assessment, prepared by Ground and Environmental Services Ltd ref. 12112 Revision 0
- Remediation Strategy and Verification Plan, prepared by Geo Environmental ref. GE20900/RSVP/MAY22 Version 1.0

Received by the Local Planning Authority on 30th June 2022

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

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Contamination Remediation - Implementation

27. The approved remediation scheme under Condition no. 26 shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) shall be submitted to and approved by the Local Planning Authority before construction above foundation level commences.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Unidentified Contamination

28. Should contamination, not previously identified, be found at any time when carrying out the approved development, construction works shall be halted on that part of the site and the contamination reported in writing to the Local Planning Authority.

An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval. The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority. REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Construction Method Statement – To Be Approved Pre-Commencement

29. No development shall commence on site, including any works of demolition, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:

- A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
- B. Loading and unloading of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;
- C. Storage of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;
- D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);

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- E. Wheel washing facilities;
- F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition and construction;
- G. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- H. Method of any piling;
- I. Footpath Closures/Road Closures needed during demolition and construction;
- J. Traffic Management needed during demolition and construction;
- K. Times, routes and means of access into and from the site for demolition and construction traffic and delivery vehicles (including the removal of any associated construction and demolition waste from the site and methods of preventing deposition of materials on the public highway);
- L. A commitment to regular meetings with the Council's Streetworks Co-ordinator;
- M. A dust mitigation and monitoring scheme during demolition and construction;
- N. Measures to control noise including controls on timing of operations (to include quiet periods);
- O. Provisions to be made for the control of vibrations coming from the site during demolition and construction
- P. Temporary external lighting relating to demolition and construction works;
- Q. A scheme for recycling/disposing of waste resulting from the demolition and construction works;
- R. Measures to control exposure to contaminated land;
- S. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements
- T. Contact details and a "helpline" number should be provided so that problems can be reported and dealt with swiftly.

The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019

Construction Times

30. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays,

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and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

No Burning of Construction Waste

31. No materials or green waste produced as a result of the clearance of the site, demolition or construction works associated with the development hereby approved shall be burnt on site.

REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

No Use of Flat Roofs as Amenity Areas

32. The roof areas of each dwelling hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific planning permission from the Local Planning Authority.

REASON: To safeguard the amenities of the adjoining premises from overlooking and loss of privacy in accordance with Policy CC8 and H9 of the Reading Borough Local Plan 2019.

Vehicle Access Provided to Dwellings

33. No dwelling hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

Cycle Parking Spaces

34. No dwelling hereby permitted shall be occupied until the cycle parking serving it has been provided in full in accordance with the following approved details:

- Details Site Layout – Sheet 1 (dwg no. 6960-PL059 REV O);
- Details Site Layout – Sheet 2 (dwg no. 6960-PL060 REV M);
- Details Site Layout – Sheet 3 (dwg no. 6960-PL061 REV M);

Received by the Local Planning Authority on 6th March 2023

- Garages – Proposed Plans and Elevations (dwg no. 6960-PL154 REV C);

Received by the Local Planning Authority on 14th February 2023

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- Sub Station & Cycle Stores (dwg no. 6960-PL157);

Received by the Local Planning Authority on 7th September 2022

Thereafter, all cycle parking spaces shall thereafter kept free of obstruction and remain available for the parking in accordance with the approved details at all times thereafter.

REASON: In order to ensure the development is served by adequate cycle parking and to encourage travel by sustainable alternatives to private vehicle in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

Refuse & Recycling

35. No dwelling hereby permitted shall be occupied until the refuse and recycling storage areas and collection points serving it have been provided in full in accordance with the approved details:

- Details Site Layout – Sheet 1 (dwg no. 6960-PL059 REV O);
- Details Site Layout – Sheet 2 (dwg no. 6960-PL060 REV M);
- Details Site Layout – Sheet 3 (dwg no. 6960-PL061 REV M);

Received by the Local Planning Authority on 6th March 2023

Thereafter all, refuse storage, collection, servicing and deliveries shall be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

Access to Site

36. The existing access(es) to the site shall be stopped up and abandoned immediately after the new access points have been brought into use. The footway(s) and verge shall be reinstated to the satisfaction of the Local Planning Authority.

REASON: In the interests of road safety and maintenance of the highway in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

Visibility Splays

37. The area of land within the forward visibility splays shown on the application drawing shall be kept free from all obstructions to visibility above a sightline height of 0.6 metres from the surface of the carriageway.

REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

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Electric Vehicle (EV) Charging Scheme – To Be Approved

38. No dwelling hereby permitted shall be occupied until the details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for EV charging points and associated infrastructure to enable each new dwelling and a minimum of ten percent of all communal vehicle parking spaces to be provided with dedicated EV charging points and a further ten percent of communal spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted in the future, have been submitted to and approved in writing by the Local Planning Authority.

No dwelling hereby approved shall be occupied until the EV charging scheme, charging point and associated infrastructure serving it have been fully provided in accordance with the approved details. The EV charging space(s), charging point(s) and associated infrastructure shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter

REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

Vehicle Parking

39. No dwelling hereby permitted shall be occupied until the vehicle parking spaces serving it has been provided in full in accordance with the approved details:

- Parking Plan (dwg no. 6960-PL057 REV I);

Received by the Local Planning Authority on 15th March 2023

The car parking spaces shall be retained and kept available for vehicle parking at all times thereafter.

REASON: In the interest of the safety and convenience of all highway users in accordance with TR5 of the Reading Local Plan 2019

Garage Accommodation PD Restriction

40. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), the garage accommodation to each dwelling hereby permitted shall be kept available for the parking of vehicles at all times, unless otherwise agreed in writing by the Local Planning Authority through a planning application made for that purpose.

REASON: To ensure the Local Planning Authority's vehicle parking standards are met in accordance with TR5 of the Reading Local Plan 2019

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Traffic Calming Features

41. No dwelling within an approved phase shall be occupied until the approved traffic calming measures for that phase have been provided in full in accordance with the following approved details:

- Levels & Drainage Sheet 1 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-001-P9);
- Levels & Drainage Sheet 2 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-002-P10);
- Levels & Drainage Sheet 3 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-003-P9);
- Levels & Drainage Sheet 4 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-004-P10);
- Levels & Drainage Sheet 5 of 5 (dwg no. 6452-MJA-SW-XX-DR-C-005-P9);

Received by the Local Planning Authority on 14th March 2023

- Details Site Layout – Sheet 1 (dwg no. 6960-PL059 REV O);
- Details Site Layout – Sheet 2 (dwg no. 6960-PL060 REV M);
- Details Site Layout – Sheet 3 (dwg no. 6960-PL061 REV M);

Received by the Local Planning Authority on 6th March 2023.

The approved traffic calming measures shall thereafter be retained for the lifetime of the development.

REASON: In the interests of road safety to reduce vehicle speeds within the site in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

Internal Road and Drives

42. No dwelling hereby permitted shall be occupied until the roads/private drive serving it has been provided to wearing course in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

REASON: In the interests of road and pedestrian safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019

Security Strategy – To Be Approved

43. Prior to the first occupation of the flats hereby permitted a security strategy, including measures to be incorporated into the development to demonstrate how full and robust access control to all parts of the development will be achieved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the flats and permanently retained and maintained thereafter.

REASON: To protect the amenity and safety of future occupants of the proposed development in accordance with Policies CC7 and CC8 of the Reading Local Plan 2019

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Archaeology

44. The development hereby permitted shall not be carried out other than in full accordance with the Cotswold Archaeology Archaeological Evaluation Written Scheme of Investigation ref. JAC28145 Version 5 August 2022 received by the Local Planning Authority on 15th September 2022.

REASON: The site lies in an area of archaeological potential, as identified through assessment and survey. The potential impacts can be mitigated by a programme of archaeological work to record and advance our understanding of any heritage assets to be lost, in accordance with Policy EN2 of the Reading Local Plan 2019.

On-Site Play Space Equipment – To Be Approved

45. Prior to the first occupation of the development hereby permitted, the details of all on-site play-space equipment shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the facilities, full specifications and designs of the equipment and maintenance and management (including safety inspections) arrangements. The approved scheme shall be installed prior to occupation of the 100th dwelling and shall thereafter be maintained in accordance with the approved details.

REASON: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7 and EN9 of the Reading Borough local Plan 2019.

Photovoltaic Panels – To Be Approved

46. No development hereby approved shall be commenced beyond foundation level within any approved phase until details of the location and external appearance of the photovoltaic panels within that phase have been submitted to and approved by the Local Planning Authority. The photovoltaic panels shall be installed in accordance with the approved details prior to first occupation of the associated dwelling and shall be retained in full working order thereafter.

REASON: To ensure the development is carried out in accordance with the sustainable building standard in accordance with Policies CC2 and H5 of Reading Borough Local Plan 2019

Foul Water Network – To be Approved

47. No development (excluding demolition, site compound, fencing, tree removal and protection) hereby permitted shall commence until details confirming that either all foul

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water network upgrades required to accommodate the additional flows from the development have been completed or a development and infrastructure phasing plan that has been agreed with Thames Water has been submitted and agreed by the Local Planning Authority. Where a development and infrastructure phasing plan is agreed no dwellings hereby permitted shall be occupied other than in strict accordance with the approved development and infrastructure phasing plan.

REASON: Network reinforcement works are likely to be required to accommodate the proposed development in accordance with Policy CC9 of the Reading Borough Local Plan 2019.

Thames Water Requirement – To Be Approved

48. No development (excluding demolition, site compound, fencing, tree removal and protection) hereby permitted shall commence until details confirming that either all water network upgrades required to accommodate the additional demand to serve the development have been completed or a development and infrastructure phasing plan has been agreed with Thames Water has been submitted to and approved by the Local Planning Authority. Where a development and infrastructure phasing plan is agreed no dwellings hereby permitted shall be occupied other than in strict accordance with the approve development and infrastructure phasing plan.

REASON: The development may lead to no/low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available in accordance with Policy CC9 of the Reading Borough Local Plan 2019

Groundwater Abstraction Source Protection Strategy – To Be Approved

49. No development (excluding demolition, site compound, fencing, tree removal and protection) hereby permitted shall commence until a Groundwater Abstraction Source Protection Strategy detailing how the water abstraction source would not be detrimentally affected by the proposed development both during and after its construction has been agreed with Thames Water and submitted to and approved by the Local Planning Authority. The development shall only be constructed in strict accordance with the approved Strategy.

REASON: To ensure that the water resource is not detrimentally affected by the development in accordance with Policy EN16 of the Reading Borough Local Plan 2019

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1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2. In accordance with Article 35 (DMPO 2015) some conditions (indicated above) require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.
3. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
4. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.
5. Your attention is drawn to the terms and conditions of this permission. Development carried out that differs materially from the approved plans and details or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If in any doubt please contact the Council.
6. For Building Regulations submission advice please contact Building Control on 0118 937 2449.
7. Complaints are often received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

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8. The Community Infrastructure Levy (CIL) is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non- negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

http://www.reading.gov.uk/media/2791/Community-Infrastructure-Levy-Advice-to-Applicants/pdf/CIL_Advice_to_Applicants.pdf

9. Only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively.

10. You are advised to not use grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.

11. You are advised to keep records of adherence to approved method statements to allow the discharge of relevant conditions at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

12. The Council's Highways section should be contacted (telephone: 0118 937 2138) to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks to obtain details of underground services on the applicants` behalf.

13. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer is expected to demonstrate what measures they will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing:

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Reading
Borough Council

Working better with you

trade.effluent@thameswater.co.uk.

Application forms should be completed on line via

www.thameswater.co.uk. Please refer to the Wholesale; Business customers;
Groundwater discharges section.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the

carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.