

FAO Paul Clarke
Berkeley Homes

VIA EMAIL ONLY

Keith Townsend
**Executive Director for Economic
Growth and Neighbourhood Services**

Civic Offices, Bridge Street, Reading, RG1
2LU

☎ 0118 937 3787

Our Ref: 161913

Your Ref: PP-05538952

Direct ☎: 0118 9372286

e-mail: alison.amoah@reading.gov.uk

2 March 2024

Your contact is: Mrs Alison Amoah, Planning

Dear Paul,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 161913

Application type: Approval of Conditions

Address: Green Park Village Longwater Avenue Reading

Proposal: Application for approval of details reserved by conditions 8, 11, 12, 14 for Phase 1 of 10/01461/OUT (102172)(8&14 for part of Phase 1)

Thank you for your application for discharge of conditions 8 (part of Phase 1 - excluding Market Square), 11, 12 and 14 (for part of Phase 1 - excluding Market Square) of Phase 1 of planning permission 10/01461/OUT (102172).

This discharge of condition application has been kept open for a very long time, as it was indicated that final details would be provided to respond to the final queries as set out in the Natural Environment comments dated 31/1/17 and Ecology comments dated 6/11/20. This information has not been forthcoming, however, having re-reviewed all the information on file I note that the outstanding matters at that time were as follows:

- No service plans other than lighting layouts were provided in order to be able to assess whether there would be any conflicts with tree planting;
- The Plant Schedule and Specification sheets were not amended to refer to the correct British Standard;
- Landscape Management Plan was not updated to include reference to the management of the pond and ditches, which are partially within Phase 1.
- No confirmation or change to species to respond to Ecology's request for native plants along the watercourse.

- Mammal gaps were not included as part of the boundary treatment nor comments provided.

Although, not all matters were addressed, it is clear that for the majority of the proposed scheme there was agreement as to the detail, and with respect to the management of ponds and ditches this was addressed under a separate discharge of condition ref: 191991 for Phase 3B.

In terms of any potential conflicts between planting and service runs this would become evident with failure of plants/ trees and should be resolved through ongoing maintenance and management of the site.

Therefore, in this instance, although not formally discharged, the following documents, received 10th October 2016 (unless otherwise stated) are agreed, save for the matters set out above, and there will be no enforcement action taken.

Conditions 8 & 11 - Hard and Soft Landscaping & Tree Planting

- Drawing no: D2307 L.201 Rev 08 - Phase 1 Hard Landscape General Arrangement Plans Sheet 1 of 3
- Drawing no: D2307 L.202 Rev 12 - Phase 1 Hard Landscape General Arrangement Plans Sheet 2 of 3, received 16th January 2017
- Drawing no: D2307 L.203 Rev 10 - Phase 1 Hard Landscape General Arrangement Plans Sheet 3 of 3, received 16th January 2017
- Drawing no: D2307 L.214 Rev F - Ph 1 Urban House - Detailed Hard landscape Proposals
- Drawing no: D2307 L.215 - Ph 1 Urban House Sales- Detailed Hard landscape Proposals
- Drawing no: D2307 L.216 - Ph 1 Urban House Sales - Enclosure Plan
- Drawing no: D2307-FAB-XX-DR-L-300 Rev 06 - Plant Schedule and Specification, received 16th January 2017
- Drawing no: D2307-FAB-XX-DR-L-301 Rev 09 - Detailed Soft Landscape Plan Sheet 1 of 3, received 16th January 2017 [within Landscape Maintenance and Management Plan]
- Drawing no: D2307-FAB-XX-DR-L-302 Rev 12 - Detailed Soft Landscape Plan Sheet 2 of 3, received 16th January 2017
- Drawing no: D2307-FAB-XX-DR-L-303 Rev 09 - Detailed Soft Landscape Plan Sheet 3 of 3, received 16th January 2017 [within Landscape Maintenance and Management Plan]
- Drawing no: D2307 L.310 Rev C - Longwater Avenue - Plant Schedule and Specification Sheet 1 of 6
- Drawing no: D2307 L.311 Rev C - Longwater Avenue - Soft Landscape General Arrangement Sheet 2 of 6
- Drawing no: D2307 L.312 Rev C - Longwater Avenue - Soft Landscape General Arrangement Sheet 3 of 6
- Drawing no: D2307 L.313 Rev C - Longwater Avenue - Soft Landscape General Arrangement Sheet 4 of 6
- Drawing no: D2307 L.314 Rev C - Longwater Avenue - Soft Landscape General Arrangement Sheet 5 of 6
- Drawing no: D2307 L.315 Rev C - Longwater Avenue - Soft Landscape General Arrangement Sheet 6 of 6

- Drawing no: D2307 L.321 Rev E - Ph1 Urban House - Detailed Soft Landscape Proposals
- Drawing no: D2307 L.400 - Boundary Treatment Details Design Intent
- Drawing no: D2307 L.402 Rev 01 - Tree Pit Detail - Trees Within Hard Landscaping
- Drawing no: D2307 L.403 - Ph 1 Tree Pit Detail - Trees Within Soft Landscaping
- Drawing no: D2307 L.405 Rev C - Ph 1 Urban House - External Retaining Wall, Coping and Railing Detail
- Drawing no: D2307 L.406 Rev B - Tree Pit Detail - Trees Within Soft Landscaping Adjacent to Hard Surfacing and Retaining Wall
- Drawing no: D2307 L.407 Rev B - Ph1 Urban House - Cycle and Bin Store Sedum Roof Detail
- Drawing no: D2307 L.408 Rev B - Tree Pit Detail - Trees Within Soft Landscaping Adjacent to Hard Surfacing
- Drawing no: D2307 L.420 Rev A - Ph 1 Urban House - Paving Layouts 1
- Drawing no: D2307 L.421 Rev A - Ph 1 Urban House - Paving Layouts 2
- Drawing no: D2307 L.422 Rev A - Ph 1 Urban House - Paving Layouts 3

Condition 12 - Landscape Management Plan

- Phase 1 Landscape Maintenance and Management Plan, dated October 2016, Rev A, dated Jan 2017, prepared by Fabrik, received 16th January 2017

Condition 14 - Boundary Treatment

- Drawing no: D2307 L.216 - Ph 1 Urban House Sales - Enclosure Plan
- Drawing no: D2307 L.400 - Boundary Treatment Details Design Intent

The development must be carried out in accordance with the agreed details.

Yours sincerely,

A. Amoah

Mrs Alison Amoah
Principal Planning Officer