



Reading
Borough Council
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Keith Townsend
**Executive Director for Economic Growth
and Neighbourhood Services**

Reading Borough Council
Civic Offices,
Bridge Street, Reading, RG1 2LU

Joe Atkinson
Charlesgate Homes
Via email to:
joe@charlesgatehomes.com

Our ref.: 230769/APPCON
Your ref.:
□ 0118 937 3787

e-mail: Richard.eatough@reading.gov.uk

25 October 2023

Your contact is: Richard Eatough, Planning Services

Dear Mr. Atkinson,

Planning reference 230769/APPCON
Application to discharge planning conditions of planning permission 211994/FUL
27 Gravel Hill, Emmer Green, Caversham, Reading

I refer to your application to discharge planning conditions and respond as follows, with my apologies for the delay in providing this written response.

Condition 3 (materials)

In your covering material ('Discharge of conditions details') received 6 June 2023 you have specified the following external materials:

Roofs: natural Spanish slates SIGA37 blue-grey slate, lead to be used on roof ridges
Solar panels: as on approved plans, JAM54S30-395/MR/1500V by JA Solar, fitted flush to the roofplane.
Walls: Butterfly Bricks from Forterra in 'Farmstead Antique'
Windows and doors: white uPVC, black composite front door
Soffits and fascias: white uPVC
Rainwater goods: black uPVC
Wooden cladding on houses and car ports: 'barn black' treated timber featheredge.
These details are approved.

Condition 10 (Electric vehicle charging scheme)

Your original submission ('Discharge of conditions details') received on 6 June 2023 is suitable for the purposes of the condition.
These details are approved.

Condition 11 (Construction Method Statement)

Your original submission ('Construction Method Statement') received 6 June 2023, as supplemented by the CMS plan (an annotated outline site layout plan, file title 'Gravel Hill

Construction Method Plan V2' received 14 September 2023), have been reviewed by the Highway Authority and are considered acceptable.
These details are approved.

Condition 14 (Landscaping scheme)

An updated Hard & Soft Landscape (Tree & Hedge Planting) Plan Drg. No. DPA-9045-04 Rev C was submitted on 19th October 2023.

Two documents have been submitted to address the soft landscaping and services parts of condition 14:

- (1) Hard & Soft Landscape (Tree & Hedge Planting) Plan Drg. No. DPA-9045-04 Rev C, received 19 October 2023
- (2) FW Drainage Plan + Utilities Plan dated July 2023, received 27 September 2023.

In terms of hard landscaping, the following materials details in the materials spec. for the paving have been submitted: Brindle herringbone block paving (permeable) and Tegula paving for the patio slabs. These details are suitable.

Condition 15 (Arboricultural Method Statement)

You have submitted the Site Specific Arboricultural Method Statement Ref. DPA 9045 / AMS / Rev 2 dated October 2023 from DPA. Our Planning (Natural Environment) Team advises that all information relating to Condition 15 has now been provided and this is acceptable.

Condition 16 (Boundary treatments)

You have indicated that these details are provided on the latest version of the landscaping plan (Revision C above). This shows a close-boarded fence and hedging, which is acceptable for the purposes of the condition.

Condition 17 (Biodiversity enhancements)

Following advice and various revisions, you have submitted the following on 11 October 2023:

- annotated plans showing bat box, nesting box and hedgerow access locations
- cavity nesting box and eco bat box details
- soft landscaping plan rev B insofar as it relates to ecology

The Council's ecology advisor has agreed the above details on 16 October 2023, therefore this is acceptable.

Condition 20 (Archaeology)

You have submitted a report of archaeological evaluation ('Land at 27 Gravel Hill, Emmer Green, Reading, Berkshire: An Archaeological Evaluation for Charlesgate Homes Ltd.' By TVAS, Site Code GHEG 23/111 dated 9 August 2023) which I received via Berkshire Archaeology and approved by them on 21 August 2023. Accordingly, these details are acceptable.

Condition 21 (Target Emission Rate verification through design stage SAP)

You have submitted BREL Part L Compliance Reports for Plots 1 and 2 which were received on 13 June 2023. These have been assessed with assistance from the Borough Council's Building Control Service and have been found to be acceptable.

Condition 22 (Target Emission Rate verification post completion)

Given the wording of the condition, this condition cannot be discharged at this time, but I confirm that providing that the build achieves the agreed targets as provided under Condition 21, this condition shall be considered to have been discharged. You have agreed to provide the post-completion certificate for the file and I await this.

Thank you for supplying these details. It is the responsibility of the developer to comply with the terms of the conditions. The conditions indicated above shall be considered to be discharged, providing that the development is undertaken in accordance with the approved details. Some of the conditions (or parts of the conditions) are restrictive and will continue to apply.

I hope the above is of assistance, but if you have any queries, please contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Richard Eatough', with a stylized flourish at the end.

Richard Eatough
Planning Projects Team Leader