

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

APPLICATION FOR FULL PLANNING PERMISSION

To: Hampshire County Council
Hcc Property Services
Three Minsters House

Application No: 212037
Application type: Regulation 3 Planning
Approval

Applicant: Reading Borough Council

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: A gypsy and traveller transit site intended for short-term use while in transit. It will comprise 7 pitches, bin store, outdoor seating area, play area, and a new access onto Island Road. Each pitch comprises a kitchen/toilet block and space for two caravans and two cars.

At: Land adjacent to Reading Sewage and Treatment Works Island Road Reading

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: 10 March 2023



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Assistant Director of Planning, Transport and
Public Protection Services

Application At: land adjacent to Reading Sewage and Treatment Works Island Road Reading

Application No: 212037

Application type: Regulation 3 Planning Approval

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than three years from the date of this planning permission.

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.

2. The use of the land as a gypsy and traveller transit site shall cease and all caravan/mobile home structures, sanitary blocks, welfare office, hardstandings, roadways, boundary treatments, electrical infrastructure and other associated equipment related to the use shall be removed from the site not later than 10 years from the date of this decision notice.

The site shall be decommissioned in accordance with a scheme of works and implementation timetable which shall first have been submitted to and approved in writing by the Local Planning Authority not later than nine years from the date of this decision notice.

REASON: To safeguard the amenities and character of the area in accordance with Policies CC7, CC8, EN11, EN12 and EN14 of the Reading Borough Local Plan 2019.

3. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

Location Plan A-1000 P2

Proposed Block Plan A-1500 Proposed Block Plan P3

Proposed Detailed Site Plan A-1510 P3

Proposed Landscape Plan A-1520 P3

Proposed Floor Plans and Elevations A-2000 P1

Proposed Site Sections A-3100 P1

Design and Access Statement 0.1

Air Quality - RUK2021N00646-RAM-RP-00001 3.02

Geotech -6683- Smallmead Reading GIR (Final) Rev 02 3.04

Ecological Appraisal 3.05

Ecological BNG metric 3.1 20.0280

Ext Lighting - RAM-ZZ-ZZ-SK-EX-00001 3.06

FRA-1620009874-RAM-ZZ-XX-RP-WA-00001 3.07.1

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Drainage-1620009874-RAM-ZZ-XX-RP-WA-00002 3.07.2

Noise-RAM-XX-XX-RP-AC-00001 3.11

Planning Statement RP20211216 3.12

RBC GT Site Transport Statement 3.13

Arb Impact Assessment 3.14

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.

4. *No development hereby permitted shall commence on site except for vegetation clearance until a detailed remediation scheme in accordance with Geotech-6683 - Smallmead Reading GIR (Final) Rev 02.3.04 to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and 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.

5. The approved remediation scheme under Condition 4 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 first occupation.

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.

6. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site 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

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been completed. A validation report will be submitted to and been approved in writing by the Local Planning Authority before occupation.

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.

7. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until details of flood mitigation and resilience measures have been submitted to and approved in writing by the Local Planning Authority.

The site shall not be first occupied until all approved measures have been fully implemented and shall be retained and maintained as such at all times thereafter.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

8. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until details of a flood compensation scheme, to achieve compliance with the flood water storage volume stipulated in the Flood Risk Assessment dated November 2021 ref.1620009874-001, has been submitted to and approved in writing by the Local Planning Authority. The site shall not be first occupied until all flood compensation measures detailed within the approved scheme have been fully implemented and shall be retained and maintained as such at all times thereafter.

REASON: In order to comply with good practice building for flood resilience/safety in the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

9. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until a Flood Warning Evacuation Plan for the site has been submitted to and approved in writing by the Local Planning Authority. The site shall not be occupied other than in strict accordance with the approved Flood Warning Evacuation Plan at all times thereafter.

REASON: To ensure safety within the flood zone and in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

10. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until an Emergency Plan for the site in respect of a nuclear emergency has been submitted to and approved in writing by the Local Planning Authority. The Emergency Plan shall cover the processes and procedures for:

- Activation of the plan, including the stay put policy
- Traffic controls
- Sheltering arrangements

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- Supporting vulnerable residents, staff and visitors whilst in sheltering conditions
- Evacuation and
- Recovery

The site shall not be occupied other than in strict accordance with the approved Emergency Plan at all times thereafter.

REASON: In order to ensure that the site has integrated emergency plans that will not have an impact on the AWE Off-Site Emergency Plan and will mitigate the risk to those people on site. In accordance with Policy OU2 of the Reading Borough Council Local Plan 2019.

11. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until plans and details of a welfare office to be provided within the site has been submitted to and approved in writing by the Local Planning Authority. This shall include details of the construction, design, siting and appearance of the welfare office. The welfare office shall be provided in accordance with the approved details prior to first occupation and retained maintained at all times thereafter.

REASON: Due to insufficient information being contained within this submission and to ensure a satisfactory and safe form of development in accordance with Policies CC7 and OU2 of the Reading Borough Local Plan 2019.

12. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until a comprehensive scheme of hard and soft landscaping in accordance with the proposed Landscape Plan drawing A-1520 P3 has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Proposed finished ground and floor levels or contours including ground engineering works and retaining walls, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
- Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, external services, etc);
- Soft landscaping details shall include planting plan to include a minimum of 14 replacement trees, specification (including cultivation and other operations associated with plant and grass establishment), coppicing works, screening planting, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
- A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
- 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, tree pit specifications;

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

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, to be 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.

13. *No development hereby permitted shall commence on site until details of an ecological mitigation scheme in accordance with Ecological Appraisal 3.05 have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for implementation and ongoing maintenance. The ecological mitigation scheme shall be carried out in accordance with the approved scheme details at all times thereafter.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. In accordance with Policy EN12 of the Reading Borough Local Plan 2019.

14. *No development hereby permitted shall commence on site including vegetation clearance until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented at all times throughout the construction period strictly in accordance with the approved details.

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

15. *i) No development hereby permitted shall commence on site except for site investigation or vegetation clearance until a scheme for ongoing site management has been submitted to and approved in writing by the Local Planning Authority. Any such proposals shall include the following:

- Details of on-site management to include at least one on-site welfare officer to be present on-site at all times whilst the site is occupied
- Arrangements for sewage disposal and on-site toilet facilities
- Details of response to any excessive odours emitted from neighbouring works
- Arrangements for site availability
- Details of a local first point of contact ('site manager') present on site 24 hours
- Details of periods of stay - stipulating a maximum of stay for residents of no more than 3 months in any 6 month period
- Details of a litter strategy
- Details of a recycling strategy

Thereafter the site shall be managed solely in accordance with the approved scheme at all times.

ii) There shall be no use of barbeques, open fires or fireworks within the site at any time.

REASON: To ensure that the development is supported by appropriate and safe long-term management in accordance with Policies CC7, CC8, H13 and EN15 and of the Reading Borough Local Plan 2019.

16. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until details of petrol and oil interceptors for all vehicle parking areas and associated drainage have been submitted to and approved in writing by the Local Planning Authority. The petrol and oil interceptors shall be installed in accordance with the approved details prior to first occupation and maintained as such at all times thereafter.

REASON: To prevent pollution of the water environment and wildlife corridor in accordance with Policies EN11 and EN12 of the Reading Borough Council Local Plan 2019.

17. *No development hereby permitted shall commence on site except for site investigation or vegetation clearance until full details of all external lighting to be installed within the development in accordance with Ext Lighting - RAM-ZZ-ZZ-SK-EX-00001 3.06 has been submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00

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and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The development shall not be first occupied until all external lighting has been installed in accordance with the approved details and shall thereafter be maintained and operated in accordance with the approved details. No external lighting shall be installed within the site at any time except in accordance with the approved details.

REASON: In order to protect the amenity of adjoining and future occupiers, the water environment and wildlife corridor in accordance with Policies CC8, EN12 and EN16 of the Reading Borough Local Plan 2019.

18. The development hereby permitted shall not be first occupied until a plan indicating the positions, design, materials and type of boundary treatment, to include noise suppression characteristics in accordance with Noise-RAM-XX-XX-RP-AC-00001 3.11 has been submitted to an approved in writing by the Local Planning Authority. The boundary treatment shall be provided in accordance with the approved plan before the development is first occupied and shall be retained and maintained as such at all times thereafter.

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 Policies CC7, EN12 and EN17 of the Reading Borough Local Plan 2019.

19. The development hereby permitted shall not be first occupied until details of privacy screens for each pitch have been submitted to and approved in writing by the Local Planning Authority. The privacy screens shall be provided as approved prior to the first occupation of any caravan or mobile home structure and shall be retained and maintained at all times thereafter.

REASON: To protect the amenity of future occupants in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

20. The development hereby permitted shall not be first occupied until a landscape and ecological maintenance plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The LEMP shall be carried out in accordance with the approved details and shall be retained for the lifetime of the development.

REASON: In the interests of biodiversity and in accordance with Policy EN11, EN12 and EN14 of the Reading Borough Council Local Plan 2019.

21. The site shall not be occupied by any persons other than Gypsies and Travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy), including such Gypsies and Travellers who may have ceased travelling due to age, ill health, or disability.

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REASON: To meet a specific need for Gypsy and Traveller Sites in accordance with Policy H13 of the Reading Borough Council Local Plan 2019.

22. There shall be no more than 7 pitches within the site, with a maximum number of 70 persons resident on site at any one time.

REASON: To control the level of residential use on the land, and in the interests of amenity and safety. In accordance with Policy H13 of the Reading Borough Plan 2019.

23. There shall be no more than 2 caravans as defined in the Caravan Sites and Control Development Act 1990 and the Caravans Sites Act 1968 (or any subsequent legislation that defines caravans) stationed on any pitch at any time. No caravans shall be sited when parked other than in accordance with the approved pitches as shown on Proposed Detail Site Plan' EO3883-HCC-00-XX-DR-A1510 P3 received 24th August 2022 at any time.

REASON: To control the level of residential use on the land, and in the interests of amenity and safety. In accordance with Policies CC8, H13, TR3 and TR5 of the Reading Borough Council 2019.

24. No commercial activities shall take place on the land, including the storage of materials, plant or equipment other than ancillary to the residential use at any time. No burning of materials shall take place on the site at any time.

REASON: In the interests of general amenity, air quality and safety in accordance with Policies CC8 and EN15 of the Reading Borough Local Plan 2019.

25. No individual vehicle over 3.5 tonnes shall be stationed, parked or stored on this site at any time except for construction and maintenance.

REASON: In the interests of highway safety and the amenities of the area. In accordance with Policies TR3, TR5, CC7 and CC8 of the Reading Borough Local Plan 2019.

26. Mains electrical connections shall be provided for all pitches prior to first occupation and shall be retained and maintained as such at all times thereafter. No petrol, diesel, gas or other similar portable electrical generators shall be used within the site at any time.

REASON: To safeguard the amenities of future occupiers and to avoid harm to the watercourse and habitats in accordance with Policies CC8, EN11, EN12, EN15 and EN17 of the Reading Borough Local Plan 2019.

27. Any gates provided shall open away from the highway and be set back a distance of at least 10 metres from the nearside of the carriageway of the adjoining highway.

REASON: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety in accordance with Policies TR1 and TR3 of the Reading Borough Local Plan 2019.

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28. Notwithstanding the approved drawings, the development hereby approved shall not be first occupied until details of refuse and recycling in accordance with Proposed Detail Site Plan' EO3883-HCC-00-XX-DR-A1510 P3 received 24th August 2022 have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before first occupation and the areas of land so provided shall not be used for any purposes other than the storage (prior to disposal) or the collection of refuse and recycling and shall be thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

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.

29. The development hereby permitted shall not be first occupied until all vehicle and parking turning have been laid out within the site in accordance with the approved plan 'Proposed Detail Site Plan' EO3883-HCC-00-XX-DR-A1510 P3 received 24th August 2022'. The parking and turning areas shall be retained and maintained for their designated purpose at all times thereafter.

REASON: In order that the development does not prejudice highway safety nor cause inconvenience to other highway users in accordance with Policies TR3 and TR5 of the Reading Borough Council Local Plan 2019.

30. The development hereby permitted shall not be first occupied until the communal play and picnic areas as shown on the approved plans have been provided. The communal play and picnic areas shall be retained and maintained as such for use by occupiers of the site at all times thereafter.

REASON: In order to provide suitable on-site play-space facilities for future occupiers in accordance with Policies CC8 and H13 of the Reading Borough Local Plan 2019.

31. The internal floor levels of each caravan or mobile home structure shall be set no less than 300mm above finished slab level (yard level).

REASON: To safeguard the proposed future occupants at times of risk to flooding in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

32. The development hereby permitted shall not be first occupied until details of an accessible ramp to a minimum of one sanitary block as shown on the approved plan 'Proposed Detail Site Plan' EO3883-HCC-00-XX-DR-A1510 P3 received 24th August 2022' have been submitted to and approved in writing by the Local Planning Authority. The accessible ramp shall be installed in accordance with the approved details prior to first occupation of the site and retained and maintained as such at all times thereafter.

REASON: To ensure wheelchair accessibility is provided in accordance with Policies CC7 and H5 of the Reading Borough Local Plan 2019.

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INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which 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 you are in any doubt please contact the Council.
2.
 - 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.
3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they 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. Please also note the requirements of Minute 52 of the meeting of the Council's Planning Applications Committee on 5 October 2022, where various conditions referred to above are required to be specifically reported back to the Committee for its approval.
4. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact RBC Building Control on Building.control@reading.gov.uk OR telephone 0118 9372449 9.00am to 1.00pm Monday to Friday
5. Complaints are commonly 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.
6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. 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-

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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. 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:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

7. 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.

8. Environmental permit - advice to applicant

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

9. Thames Water

Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The

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applicant is advised to read our guide working near or diverting our pipes.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "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. We would expect the developer to demonstrate what measures he 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 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.

The proposed development is located within 15 metres of Thames Water's underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

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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.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.