

Mr J. Johnson
Bellway Homes (Thames Valley Division)
Pacific House
Imperial Way
Reading
RG2 0TD

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 191586

Your Ref:

Direct ☎: 0118 9372980

e-mail: stephen.vigar@reading.gov.uk

27 July 2020

Your contact is: Steve Vigar, Planning

Dear Mr Johnson,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 191586

Application type: Approval of Conditions

Address: Battle Hospital Site Portman Road Reading

Proposal: Application to discharge conditions 6 (highway works), 11 (boundary treatment), 12 (landscaping management plan) and 15 (acoustic fence) of planning permission 180319.

I refer to your application as described above.

Condition 6 - Highway Works

The following technical details of highway works and the timetable for their provision are approved pursuant to Condition 6:

5672:600 S278 Bellmouth Existing Topo Survey dated September 2018, received 1 June 2020

5672:601 rev. B S278 Bellmouth Site Clearance dated 29 April 2019, received 1 June 2020

5672:602 rev. D S278 Bellmouth General Arrangement dated 10 September 2019, received 1 June 2020

5672:603 rev. E S278 Bellmouth Lining and Signing dated 17 September 2019, received 1 June 2020

5672:604 rev. B S278 Bellmouth Surfacing dated 29 April 2019, received 1 June 2020

5672:605 rev. C S278 Bellmouth Levels dated 29 July 2019, received 1 June 2020

5672:606 rev. B S278 Bellmouth Details dated 29 April 2019, received 1 June 2020

5672:607 dated September 2018, received 1 June 2020

5672:608 rev. E Land Dedication, dated 17 September 2019, received 1 June 2020

5672:609 rev. B S278 Stopping Up Portman Road dated 29 April 2019, received 1 June 2020

5672:610 rev. E S278 Bellmouth Paving path access dated 17 September, received 1 June 2020

5672:611 rev. B S278 Northern Footpath dated 26 November 2019, received 1 June 2020

5672:612 rev. A S278 Bellmouth Section Agreements dated 17 September 2019, received 1 June 2020

5672:01 rev. J Engineering Layout Sheet 1 dated 21 August 2019, received 1 June 2020

5672: 02 rev. J Engineering Layout Sheet 2 dated 21 August 2019, received 1 June 2020

5672:05 rev.B Street Lighting Sheet 1, dated 25 October 2018, received 1 June 2020

5672:06 Street Lighting Sheet 2, dated September 2018, received 1 June 2020

5672:20 rev.C Adoptable Highway Construction Details, dated 20 March 2019, received 1 June 2020

5672:21 Adoptable Drainage Construction Details dated August 2018, received 1 June 2020

5672:22 rev.B Private Highway Construction Details dated 17 January 2019, received 1 June 2020

5672:40 rev.G External Works Sheet 1 dated 12 November 2019, received 1 June 2020

5672:41 rev.F External Works Sheet 2 dated 8 November 2019, received 1 June 2020

[For the avoidance of doubt, the path leading from the site at the corner of Valentia Road and Portman Way will need to comply with the Integration Works requirements of the S106 agreement.]

Annotated version of 5672:40 rev.G External Works Sheet 1 - Road Completion Target Dates 1of2, received 1 June 2020

Annotated version of 5672:41 rev.F External Works Sheet 2 received 1 June 2020 - Road Completion Target Dates 2of2, received 1 June 2020 (shading key as per Sheet 1 above).

Email from Bellway dated 11 June 2020 stating that “The footpaths and cycle ways through the site will be completed as the same time as the relevant section of road. The off-site footpath should have a date against it of Jan 2023.”

Condition 11 - Boundary Treatment

The timetable comprising confirmation that the boundary treatment will be completed prior to first occupation of the unit it is associated with, as contained in the email from Bellway dated 13 January 2020, is **approved** pursuant to Condition 11.

Condition 12 - Landscaping Management Plan

Landscape Management Plan ref 6381.LM.002 dated May 2020, received 27/05/20 is **approved** pursuant to Condition 12.

Condition 15 - Acoustic Fence

The following details are **approved** pursuant to Condition 15:

Drawing no. 06 J7/01043 Sheet 1 - 3.0mH

6381/ ASP5.0 rev.A dated 16 February 2018

Letter from Ian Sharland Limited dated 23 September 2019

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

SDV

Steve Vigar

Principal Planning Officer