

Mr Peter Neville
The Granary
1A Patrick Road
Caversham
Reading
RG4 8DD

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 211531

6th December 2021

Direct ☎: 0118 9374237

e-mail: nathalie.weekes@reading.gov.uk

Your contact is: Nathalie Weekes, Planning

Dear Mr Peter Neville,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 211531

Application type: Approval of Conditions

Address: 5 Grass Hill Caversham Reading RG4 7TJ

Proposal: Application for approval of details reserved by conditions 6 (CMS), 11 (Landscaping), 15 (Sustainable building) and 18 (Archaeology) of application 201233

I refer to your application as described above.

Condition 6 - CMS

Condition 6 requires the submission of a site specific Construction Method Statement to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

Construction Method Statement Rev A, Elegant Homes, dated 24 November 2021

Email from John Neville on 24 November 2021 11:29 stating: Condition 6 - CMS

- The construction site layout plan at Appendix A has been revised to avoid impingement on any RPA. All site facilities and parking areas are now inside the tree protection fencing line shown on the plan.
- The AMS within the AIA has been revised and now sets out at para 6.8 that the no dig installation will take place before the construction phase.

As received 24 November 2021

Email from John Neville on 6 December 2021 14:35 stating 'we intend to lay ground guard mats over the top of the CCS as a temporary surface course during construction. Please see attached link:

['Ground Guard System \(nixonhire.co.uk\)'](http://GroundGuardSystem(nixonhire.co.uk))

As received 6 December 2021

The Natural environment team considers the information submitted to be acceptable for Condition 6, and queried whether temporary driveway surfacing is proposed. The agent confirmed that 'we intend to lay ground guard mats over the top of the CCS as a temporary surface course during construction,

see attached link: [Ground Guard System \(nixonhire.co.uk\)](https://www.nixonhire.co.uk)'. The Natural Environment team confirmed that the use of temporary ground guards is welcomed and acceptable.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Condition 11 - Landscaping

Condition 11 requires the submission of a comprehensive scheme of hard and soft landscaping to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

MW.20.0613.AIA Revision D Arboricultural Impact Assessment (AIA) and tree protection strategy, Mark Welby arboricultural consultant, dated 23.11.2021

3707/09 Rev C Proposed Landscaping Plan

Email from John Neville on 24 November 2021 11:29 stating: Condition 11 - Landscaping

- Stock size and label indicating planting to the front of the properties added.
- Hibernaculas and bare basking area added.
- Service route location changed to avoid conflict with CCS. CCS positioning on access driveway (shown on TPP Rev C and landscaping plan 209C) has been amended slightly to allow the service route buffer section outside of it.

As received 24 November 2021

Email from John Neville on 6 December 2021 14:35 stating 'we intend to lay ground guard mats over the top of the CCS as a temporary surface course during construction. Please see attached link:

[Ground Guard System \(nixonhire.co.uk\)](https://www.nixonhire.co.uk)'

As received 6 December 2021

The Natural environment team considers the information submitted to be acceptable for Condition 11, in addition to the Drawing no. 3707/205 Rev C - Proposed Landscaping Plan originally approved, for details of the hibernaculum.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Please note the approved document noted above for Condition 11 impacts the original Condition 10 - (Protective measures) planning application 201233

Condition 10 requires protective measures, including fencing ground protection, supervision and working procedures to be carried out in accordance with MW.20.0613.AIA Revision C Arboricultural Impact Assessment (AIA) and tree protection strategy, Mark Welby arboricultural consultant, dated 05.02.2021. Any deviation from the works prescribed of methods agreed in the report will require prior written approval from the local authority.

Due to document submitted to satisfy the landscaping conditions in Condition 11, MW.20.0613.AIA Revision D Arboricultural Impact Assessment (AIA) and tree protection strategy, Mark Welby arboricultural consultant, dated 23.11.2021, as received from the agent on 24 November 2021 it will result in a deviation from the original works or methods prescribed in the above condition. It is recommended that the applicant apply for a non-material amendment to update the approved document for condition 10 of planning application 201233. The AIA will also be amended to state that there is an intension to lay ground guard mats over the top of the CCS as a temporary surface course during construction, see attached link: [Ground Guard System \(nixonhire.co.uk\)](https://www.nixonhire.co.uk)'.

Condition 15 - Sustainability

Condition 15 requires written verification demonstrating that the dwellings hereby permitted have achieved a minimum of a 19% 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 built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'design stage' Standard Assessment Procedure (SAP), produced by an accredited energy assessor, be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

Letter with SAP 2012 SAP 2012 calculations to confirm compliance with 2013 Building Regulations L1A, and demonstrate that the dwellings as proposed will achieve a 19% improvement in the dwelling emission rate (DER) over the target emission rate (TER), including copies of SAP, DER and TER worksheets, Proport Eco-Services, dated 18 August 2021 2239 Design Stage water efficiency calculation report, Building Regulations Approved Document Part G (2010) & Sustainability Statement, Proport Eco-Services, dated 18 August 2021
As received 15 September 2021

The evidence shows that the use of air source heat pumps to provide space heating and hot water, will achieve improvements to the DER in excess of 50%.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Condition 18 - Archaeology

Condition 18 requires the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which will have been submitted by the applicant and approved in writing by the Local Planning Authority prior to commencement of the development. The applicant has submitted the following:

21e117wb Project specification for an archaeological watching brief, Thames Valley Archaeological services, dated 3 September 2021
As received 15 September 2021

The applicant's archaeological contractors consulted Berkshire Archaeology regarding the specification and the Archaeology Officer confirmed that the document as submitted is satisfactory for going towards the requirements for discharging the archaeological condition on this application. It was not recommended to fully discharge the application at this stage, until the works described within the WSI have been carried out in accordance with it.

The above condition shall have been considered to have been discharged, providing that the works are undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions and documentation 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

Nathalie Weekes

BCN