

Pre application for approval of reserved conditions

Outline Application No: 171243

Site Address: 45 Whitley Wood Lane Reading RG2 8PN

Applicant: Alex Omirou of Sycamore Homes Group

Condition 2: Drawings, Landscaping, Hard standing

- Proposed layout provided in a separate document
- Landscaping details provided below as part of condition 5 (planting plan, biodiversity, plant schedule)
- Hard standing details provided as part of planting plan and permeable hard surface information

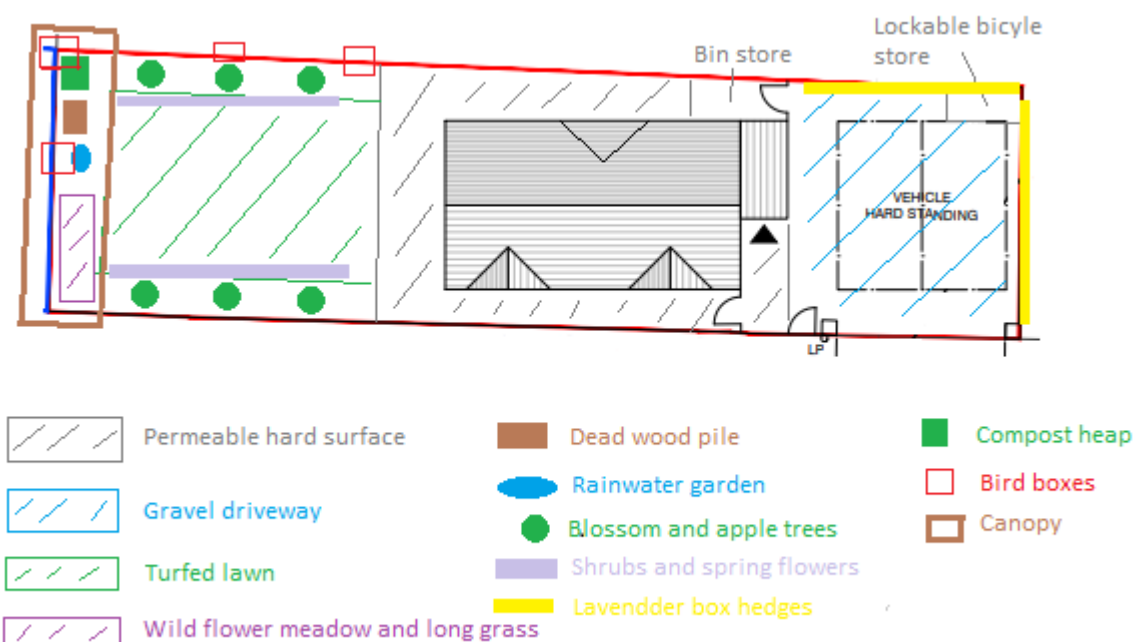
Condition 4: Access

I confirm that access shall be in accordance with approved plans:

- Location Plan No. 1709-100 Rev A
- Block Plan layout proposals No. 1709-300 A
- Proposed Site Layout Plan No. 1709-301 A

Condition 5: Landscaping

Planting plan



Written specifications (including cultivation and other operations associated with plant and grass establishment)

Preparation for all garden areas

- Clear existing site to just earth
- Turn all earth over to a depth of 15cm
- Clear out stones and weeds
- Rake and level ground, then lightly tread
- Lay 2-4 inches of top soil

For turfed areas:

- Lay the turf on top of top soil.
- Water with automatic sprinkler until turf established

For plant areas:

- Position plants in the appropriate position in relation to sunlight and water
- Ensure adequate fertiliser and nutrients
- Ensure adequate amounts of water
- Keep are free of weeds and maintained well
- Measure to protect plants from pests

Schedules of plants and trees, to include large canopy, native and wildlife friendly species, and species likely to prove adaptable to climate change, noting species, planting sizes and proposed numbers / densities

- Long wild grass
- 10 x Shrubs
- Range of spring flowers
- 3 x Apple trees
- 3 x Blossom trees
- 10-15 x Lavender plants
- Range of plants on the canopy

Details of tree pits

Tree pits to be installed for the blossom and apple trees

Details of sustainable drainage and irrigation systems such as rain gardens, and temporary pools and swales

My preference is to use an underground soak away. This will consist of an underground pit, supported with storm crates-size to be determined using calculation once the house structure is confirmed. All water from guttering and gullies to be directed into the soak away. The soak away will be situated under the garden lawn or flower beds. See image below for example crate.



Polystorm PolyPipe
190 Litre Storm...

Implementation timetables

Once the external structure and roof is installed I intent to start works on the garden, and complete the garden works within 4-6 weeks of starting.

Biodiversity enhancements, including integral bird boxes on and around the new Buildings

- 4 fixed Bird houses to be installed around the perimeter of the garden, with food and water containers. Installed either on the fencing or permanent posts
- Small rain water garden on centre of south flower bed
- Shrubs on east and west flower beds to provide shelter for wildlife
- Dead wood and compost area on southern flower bed
- Plant canopy in southern end of garden
- Wildlife meadow with long grass

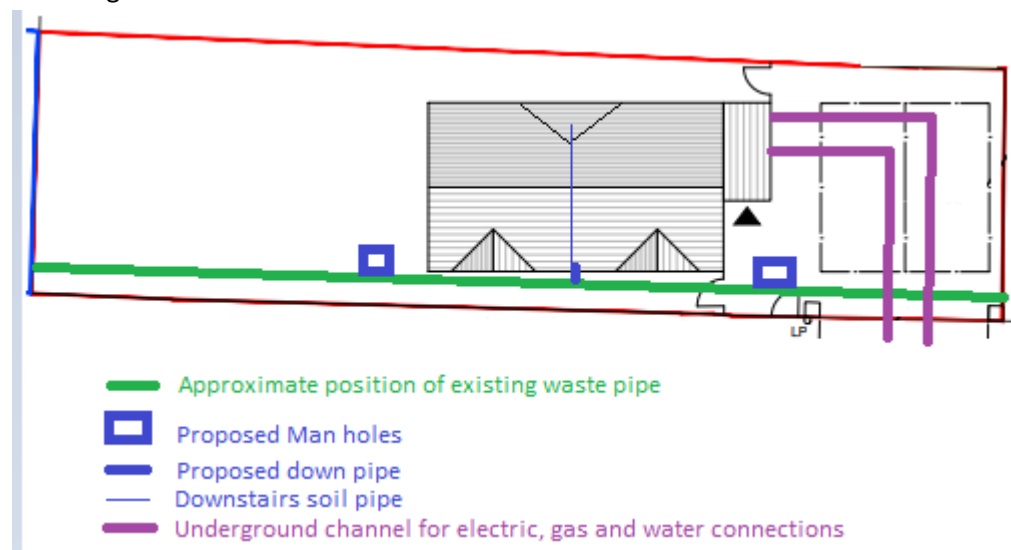
Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level)

Either all the fencing to be raised above ground, or periodic hatches to be installed in the fencing. See image below. Fencing to be installed to a high standard to ensure no nails or sharp objects exposed. Natural ground under the fencing eg mud or grass (rather than stones or concrete)



Above and below ground service routes (ensuring they do not conflict with new or existing planting)

See Image below:



Permeable hard surfaces

My preference is for the driveway to be a gravel driveway.

All hard surfaces to be permeable hard surfaces installed to current building standards. See image below for example style.



Condition 7: Construction Materials

- Soft red bricks to match nearby houses on Whitley Wood Road
- Bricks up to the bottom of the roof level. Then render painted white
- White UVPVC windows
- Clay roof tiles to match nearby houses on Whitley Wood Road
- White soffit and fascia
- Black guttering and down pipes

Condition 8: Cycle storage

Locking cycle storage. Location shown on planting plan. Image below showing style.

**Condition 9: Bin storage**

Location shown on planting plan. Image below showing style.

**Condition 12: CMS**

- CMS provided in a separate document

Condition 14: No fires

- Confirmed in CMS