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Our Ref: 181825

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2 August 2019

Your contact is: Julie Williams, Planning

Dear Mr Genco,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181825

Application type: Approval of Conditions

Address: Worton Grange, Imperial Way, Reading

Proposal: Discharge of condition 36 of planning permission 151944.

I refer to your Approval of Conditions application as described above.

Condition 36. Residential Travel Plan states:

Within 6 months of first occupation of the Outline Element a Residential Travel Plan shall be submitted to and approved by the local planning authority. The plan shall include a full analysis of the existing modal split for residents of the site, reasons for the modal choice and detailed proposals for future transport provision with the aim of securing reduction in car trips generated to and from the application site

The information you submitted was the framework travel plan which accompanied the planning application. We wrote to explain that the condition requires a full travel plan including surveys of the residents on the site to establish a base line for modal travel. The travel plan is to be submitted within 6 months of first occupation and at the time of submission it was not clear if the site had been occupied yet. You were asked to look into this because based on the information submitted I was not able to discharge this condition.

No more has been heard from you so I have decided to close this application. Please re-apply with relevant information as soon as necessary.

Yours sincerely

Julie Williams
Area Planning Manager

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

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 the condition(s) relate to 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 the condition(s) relate to 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 relating to 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.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at <https://acp.planninginspectorate.gov.uk/>