

15 June 2018
18.06.15 JW L Worton Grange DOC Cover Letter



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Dear Sir / Madam,

SITE: WORTON GRANGE, IMPERIAL WAY, READING, RG2 8TY
PROPOSAL: DISCHARGE OF CONDITIONS 53 and 65 OF PLANNING PERMISSION 151944.

Savills is instructed on behalf of Kier Reading LLP to submit an application for the approval of details reserved by planning conditions 53 and 65 pursuant to planning permission 151944.

This submission seeks partial discharge of Condition 53 (Parking Provision) for Unit A (Part 4) and Trade City (Part 2) only and full discharge of Condition 65 (Landscape Management Plan). Further details of the information submitted in relation to each of these conditions is provided below.

Condition 53: Parking Provision before Occupation

This condition requires that:

"No building within the Detailed Element shall be occupied until vehicle parking spaces have been provided for that building in accordance with a parking schedule / plan to be submitted and approved by the local planning authority. The spaces shall thereafter be kept available for parking at all times.

Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12."

Please find enclosed the following Parking Provision Site Plan for Unit A :

- 1894-P-37 – Parking Provision Site Plan

Please find enclosed the following drawings which set out parking provision for each of the 12 Trade City units:

- 1894-L-340 Demise Plan TC1;
- 1894-L-340 Demise Plan TC2;
- 1894-L-340 Demise Plan TC3;
- 1894-L-340 Demise Plan TC4;
- 1894-L-340 Demise Plan TC5;

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- 1894-L-340 Demise Plan TC6;
- 1894-L-340 Demise Plan TC7;
- 1894-L-340 Demise Plan TC8;
- 1894-L-340 Demise Plan TC9;
- 1894-L-340 Demise Plan TC10;
- 1894-L-340 Demise Plan TC11; and
- 1894-L-340 Demise Plan TC12.

Condition 65: Landscape Management Plan

This condition requires that:

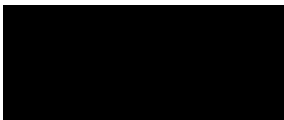
“A landscape management plan within the Detailed Element, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the Detailed Element of the development or any phase of the Detailed Element of the development, whichever is the sooner, for its permitted use.

Reason: To ensure that due regard is paid to the continuing enhancement and maintenance of amenity afforded by landscape features of communal, public, nature conservation or historical significance in accordance with Core Strategy Policy CS36 and Paragraphs 1, 99 and 109 of the NPPF.”

Please see enclosed Landscape Management Plan, which covers the entire Detailed Consent area.

We trust that the information submitted is sufficient to discharge Conditions 53 and 65. However, please do not hesitate to contact me if you have any questions or require further information.

Yours sincerely



Jess Walters
Planner