

20 March 2018

Mr Thomas Ash
Caversham Solicitors Ltd
51A Church Street
Caversham
Reading
RG4 8AX

Your contact is: Julie Williams South/West Area Team Leader

Dear Mr Ash,

RE: Status of Planning Conditions as applied to application 06/00011/FUL for the redevelopment of part of the Battle Hospital site for residential development. 58 Basing House, Moultsford Mews, Reading RG30 1ES (plot 99).

I am writing following your recent request for confirmation that all relevant planning conditions relating to the construction of your client's property at 58 Basing House, Moultsford Mews, Reading have been complied with.

I have compiled the following table showing that most conditions have been met. In a few instances the conditions either no longer apply or are no longer enforceable as the site is completed and has been occupied for many years without complaint or enforcement investigation.

Application 06/00011/FUL - HOUSING CONDITIONS

CONDITION	NOTES	DISCHARGED or no longer enforceable
1 - TIME	Works commenced on site in time	YES
2 - PLANS	Works carried out in accordance with approved plans	YES
3 - MATERIALS	confirmed acceptable 14/05/07 additional materials confirmed acceptable 11/05/11	YES
4 - MEDICAL CENTRE MATERIALS	Medical Centre no longer to be provided	Not needed
5 - BOUNDARY TREATMENT	confirmed acceptable 16/11/12	YES
6 - LIGHTING	confirmed acceptable 12/03/07	YES
7 - PD RIGHTS REMOVED	Permitted Development rights removed	still applies
8 - WHEELCHAIR UNITS	confirmed acceptable 22/03/07	YES
9 - LIFETIME HOMES	confirmed acceptable 16/04/07	YES
10 - SITE SECURITY	Looks like was not discharged as	It is not clear what planning purpose

STRATEGY	discussions between Kings Oak, Tesco and local police were still underway.	this condition served so not necessary and thus not enforceable.
11 - COMMUNITY USE	Relates to the units at ground floor of Blocks A & D	Not sure if complied with but not relevant to residential above
12 - HOURS OF COMMUNITY USE	Details needed	Not sure if complied with but not relevant to residential above
13 - LANDSCAPING	Landscaping provided and post care period passed	YES
14 - APPROVED PLANTING	Landscaping provided and post care period passed	YES
15 - PUBLIC SQUARE	Landscaping provided and post care period passed	YES
16 - LANDSCAPING	Landscaping provided and post care period passed	YES
17 - TREE PROTECTION	Landscaping provided and post care period passed	YES
18 - TREE PITS	Landscaping provided and post care period passed	YES
19 - LANDSCAPING MAINTENANCE	Details confirmed acceptable 17/05/07	YES
20 - SERVICE DUCTS	Clarification needed that services would not harm new trees. Looks like condition was not formally signed off but as noted above landscaping is in and post care period is passed.	No but no longer enforceable
21 - LANDSCAPING	Landscaping provided and post care period passed	YES
22 - LANDSCAPING BLOCKS A AND D	confirmed acceptable 16/11/12	YES
23 - STREET TREE	confirmed acceptable 23/03/07	YES
24 - LOCAL PARK	Park is provided	YES
25 - LOCAL PARK BOUNDARY TREATMENT	confirmed acceptable 16/11/12	YES
26 - PLAY EQUIPMENT	Play equipment provided	YES
27 - HABITAT CREATION	confirmed acceptable 25/06/07	YES
28 - SOLAR	confirmed acceptable 21/03/07	YES
29 - DISTRICT HEATING UNITS	Not clear if details were agreed	Not sure if complied with but not relevant to residential above
30 - SOLAR	confirmed acceptable 16/11/12	YES
31 - BRE	confirmed acceptable 16/11/12	YES
32 - CMS	confirmed acceptable 06/06/07	YES
33 - NOISE	confirmed acceptable 06/06/07	YES
34 - CONTAMINATION	confirmed acceptable 18/06/07	YES
35 - CONTAMINATION	On completion of the remedial works, a Site Completion Report should have been submitted and approved.	Not sure if this last report was provided but given all else was passed we are satisfied that requirements were met. No longer enforceable.
36 - LANDFILL GAS	confirmed acceptable 18/06/07	YES
37 - ACCESS	Access from Portman Road to be provided	YES
38 - ACCESS CLOSURE	To do with sequence of road closures	YES

39 - ACCESS CLOSURE	To do with junction provision	YES
40 - ACCESS	Emergency access at Valentia Road to be provided	YES
41 - BOLLARDS	Related to C40	YES
42 - T JUNCTIONS	confirmed acceptable 23/03/07	YES
43 - VISIBILITY	Buildings are in place	No longer enforceable
44 - CAR PARK ACCESS	confirmed acceptable 16/11/12	YES
45 - PARKING PD	Access to parking to be retained	On going
46 - GARAGING	Access to garages for parking to be retained	On going
47 - GRADIENT	Advice to be followed	No longer enforceable
48 - PARKING	Parking to be provided as approved	YES
49 - CYCLE PARKING	Provided as approved	YES
50 - MEDICAL CENTRE CYCLE PARKING	Medical Centre no longer to be provided	Not needed
51 - FRA	Advice just needed to be followed	No longer enforceable
52 - GROUND RAISING	Advice just needed to be followed	No longer enforceable
53 - SPOIL	Advice just needed to be followed	No longer enforceable
54 - FLOOD FENCING	Advice just needed to be followed	No longer enforceable
55 - SURFACE WATER DRAINAGE	confirmed acceptable 22/03/07	YES
56 - SOAKAWAYS	Advice just needed to be followed	No longer enforceable
57 - SOAKAWAYS	Advice just needed to be followed	No longer enforceable

The conclusion reached in respect of your enquiry about your client's property is that the status of the planning conditions on the original planning permission should not be a hindrance to the proposed sale of the flat.

I hope this provides the information that your buyer's solicitor is seeking.

Yours sincerely,



Julie Williams
South/West Area Team Leader