

Steve Rhodes
Senior Technical Manager
Vistry Thames Valley
550 Oracle Parkway
Thames Valley Park
Reading
RG6 1PT

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/23/0073

Date: 02/08/2024

Your contact is: Matt Burns, Planning

Dear Steve

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/23/0073

Application Type: Approval of details reserved by a condition

Location: Former Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Proposal: Application for Approval of Details Reserved by Condition 14 pursuant to Outline Planning Approval 221312VAR (Hard and Soft Landscaping)

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

The following documents and plans are hereby approved pursuant to condition 14:

- Soft Landscape Proposals Plan VYH23781 11 Rev K (overall)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 1 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 2 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 3 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 4 of 14) (includes planting schedule)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 5 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 6 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 7 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 8 of 14) (includes no-dig surfacing specification)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 9 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 10 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 11 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 12 of 14)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 13 of 14) (includes tree pits details)
- Soft Landscape Proposals Plan VYH23781 11 Rev K (sheet 14 of 14)

Received by the Local Planning Authority on 22nd July 2024

- Hard Landscape Proposals Plan VYH23781 12 Rev F (overall)

- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 1 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 2 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 3 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 4 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 5 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 6 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 7 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 8 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 9 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 10 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 11 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 12 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 13 of 14)
- Hard Landscape Proposals Plan VYH23781 12 Rev F (sheet 14 of 14)
- Tree Planting Plan VYH23781 17 Rev G
- Soft Landscape Management & Maintenance Plan VYH23781 man Rev C dated 14/09/23 from ACD
- Combined Services and Drainage Information Layout 1 of 4 6452-MJA-SW-XX-DR-C-756 Rev P1
- Combined Services and Drainage Information Layout 2 of 4 6452-MJA-SW-XX-DR-C-756 Rev P1
- Combined Services and Drainage Information Layout 3 of 4 6452-MJA-SW-XX-DR-C-756 Rev P1
- Combined Services and Drainage Information Layout 4 of 4 6452-MJA-SW-XX-DR-C-756 Rev P1

Received by the Local Planning Authority on 17th October 2023

- Boundaries Plan PL-068 F
- External works – Close Boarded fence drawing 0213 Rev 00;
- External works – Panel fencing drawing 0215 Rev 00
- Hedgehog Highway Signage drawing 0219 Rev 00

Received by the Local Planning Authority on 28th September 2023

- Street Lighting Isolux Contours drawing 6452-MJA-SW-XX-DR-C030 P5
- Overall Conveyance Sheet 1 of 2 6452-MJA-SW-XX-DR-C-3230 Rev P5
- Overall Conveyance Sheet 2 of 2 6452-MJA-SW-XX-DR-C-3231 Rev P4

Received by the Local Planning Authority 2nd June 2023

- Soft Landscape Specification document VYH23781 spec, dated July 2023 Rev B from ACD

Received by the Local Planning Authority on 21st July 2023

- Proposed Play Area for Vistry Homes Ltd Reading Golf Club Scheme No: 23987rev2/BER Date: 15/11/23 by Playdale
- Playdale bowtop steel fencing

Received by the Local Planning Authority on 20th November 2023

- Proposed Play Area Equipment (Area One and Area Two) Scheme No. 23987/BER Date: 12/9/22 by Playdale
- The Ecology Co-op Latest Lighting Scheme – Ecological Technical Note (dated 15th November 2022)

Received by the Local Planning Authority on 20th January 2023

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

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Yours sincerely

Matt Burns

Matt Burns
Principal Planner