

Ian Webb
Signature Senior Lifestyle Ltd

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Civic Offices,
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Our Ref: PL/24/0776

05/09/2024

Your contact is: Matt Burns, Planning

Dear Ian

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/0776

Application Type: Approval of details reserved by a condition

Location: 199-203 Henley Road and land to the Rear of 205-207 Henley Road Caversham Reading
RG4 6LJ

Proposal: Discharge condition 17 (Travel Plan) of planning permission ref. 190835

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

Condition 17 states the following:

17. Within 6 months of occupation of 50% of the total number of residential care home units hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the existing modal split for the care home, 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 development hereby approved.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Local Plan 2019.

The following information has been submitted:

- Peter Evans Partnership Signature at Caversham Permitted Care Home Henley Road Caversham Reading Travel Plan dated June 2022

The above information is not considered to be acceptable for approval. This is because:

The wording of condition 17 requires a Travel Plan to be submitted within 6 months of occupation of 50% of the total number of residential care home units approved. It also requires baseline travel surveys to be undertaken in order to establish the modal split for the care home and reasons for the modal choice which has not been undertaken.

The travel plan cannot be approved until the initial survey has been carried out in order to set the control level. This needs to be undertaken once 50% of the residential car homes are occupied. Targets can then be set accordingly.

The above submitted details are hereby not approved under condition no. 17 and this condition is not discharged

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