

Ms Eva Erjavec
Berkeley Homes (Oxford & Chiltern) Ltd.
Berkeley House
Mill Lane
Taplow
SL6 0AG

Our Ref: PL/24/1443

Your Ref: PP-13519868

18/07/2025

Your contact is: Jonathan Markwell, Planning

Dear Ms Eva Erjavec

TOWN AND COUNTRY PLANNING ACT 1990

Application Number: PL/24/1443

Application Type: Approval of details reserved by a condition

Location: 55 Vastern Road, Reading, RG1 8BU

Proposal: Discharge of conditions 28 (landscaping), 30 (landscape management plan), 43 (biodiversity enhancement scheme) & 44 (biodiversity impact assessment calculation) of planning permission 231673, as granted on 27/03/2024.

I refer to the above application to discharge planning permission conditions 28 (landscaping), 30 (landscape management plan), 43 (biodiversity enhancement scheme) & 44 (biodiversity impact assessment calculation) of planning permission 231673, as granted on 27/03/2024, and respond as follows:

Condition 28 (landscaping)

The landscaping details, as shown on the following:

- Seeding/Turfing O453-FIR10-XX-XX-SPC-L-810-0002 Rev P02
- Shrub Schedule O453-FIR10-XX-XX-SC-L-810-0002 Rev P05
- Tree Schedule O453-FIR10-XX-XX-SC-L-810-0001 Rev P05
- Landscape Masterplan Whole Site O453-FIR10-XX-XX-dr-L-810-1000 Rev P01

As all received on 24/03/2025

- Landscape General Arrangement Planting Plan Sheet 1 of 6 O453-FIR10-XX-XX-DR-L-810-5001 Rev P05

- Landscape General Arrangement Planting Plan Sheet 2 of 6 0453-FIR10-XX-XX-DR-L-810-5002 Rev P05
- Landscape General Arrangement Planting Plan Sheet 3 of 6 0453-FIR10-XX-XX-DR-L-810-5003 Rev P05
- Landscape General Arrangement Planting Plan Sheet 4 of 6 0453-FIR10-XX-XX-DR-L-810-5004 Rev P05
- Landscape General Arrangement Planting Plan Sheet 5 of 6 0453-FIR10-XX-XX-DR-L-810-5005 Rev P05
- Landscape General Arrangement Planting Plan Sheet 6 of 6 0453-FIR10-XX-XX-DR-L-810-5006 Rev P05
- Landscape General Arrangement Segment 01 0453-FIR10-XX-XX-DR-L-810-1001 Rev P06
- Landscape General Arrangement Segment 02 0453-FIR10-XX-XX-DR-L-810-1002 Rev P06
- Landscape General Arrangement Segment 03 0453-FIR10-XX-XX-DR-L-810-1003 Rev P06
- Landscape General Arrangement Segment 04 0453-FIR10-XX-XX-DR-L-810-1004 Rev P06
- Proposed Details Sheet 01 0453-FIR10-XX-XX-DR-L-810-4001 Rev P03
- Proposed details Sheet 02 0453-FIR10-XX-XX-DR-L-810-4002 P03
- Letter of confirmation by Berkeley Homes Ref L.448/023.EE dated 02/05/2025
- Bulb Schedule 0454-FIR10-XX-XX-SC-L-810-0004 Rev P05 (20/03/2025)
- Topsoil, Growing Media and Ameliorants 0453-FIR10-XX-XX-SPC-L-810-0001 P03 (28/04/25)
- External Planting 0453-FIR10-XX-XX-SPC-L-810-0003 P03 (28/04/2025)
- Hard Landscape Materials Palette 0453-INT-XX-XX-SC-L-810-001 Rev P01, Vastern Road.

As all received on 06/05/2025

- Schedule - Native Shrub Mix - Nursery Stock 0453-FIR10-XX-XX-SC-L-810-0003 Rev P06 (28/05/2025)
- Tree Pit Soil Volume Requirements Whole Site 0453-FIR10-XX-XX-DR-L-810-0002 Rev P04
- Landscape General Arrangement Segment 05 0453-FIR10-XX-XX-DR-L-810-1005 Rev P07

As all received on 29/05/2025

- Letter of response by Berkeley Homes Ref L.448.025.EE dated 24/06/2025
- Landscape General Arrangement Segment 06 0453-FIR10-XX-XX-DR-L-810-1006 Rev P08

As both received on 02/07/2025

are approved pursuant to condition 28.

Informative: It is advised that the drainage shown is acceptable in terms of tree planting. In light of your letter of response Ref L.448.025.EE dated 24/06/2025 acknowledging that the drainage connection has changed from the original applications strategy, you are advised to explore submitting a section 96a non-material amendment application to vary the wording of condition 14. This would be to account for the subsequent changes to the previously approved approach, which as per the wording of condition 14 is a compliance based condition and your approach appears to have been updated since that point in time.

Condition 30 (landscape management plan)

The landscape management plan details, as shown on the following:

- Landscape Maintenance O453-FIR10-XX-XX-SPC-L-810-0004 Rev P02, as received 24/03/2025
- Landscape Maintenance & Management Plan 0453-FIR10-XX-XX-SPC-L-810-1001 Rev P04, as received on 06/05/2025

are approved pursuant to condition 30.

Condition 43 (biodiversity enhancement scheme)

The biodiversity enhancement scheme details, as shown on the following:

- On-site Biodiversity Enhancement Scheme 55 Vastern Road, Reading, RG1 8BU by Ecoconsult Ref O448-ECO12-SW-XX-SPC-O-135-001 Ver: P03, dated March 2025, as received 19/03/2025

are approved pursuant to condition 43.

Condition 44 (biodiversity impact assessment calculation)

The biodiversity impact assessment calculation details, as shown on the following:

- The Statutory Biodiversity Metric Calculation Tool 55 Vastern Road, Reading, RG1 8BU Calculation Iteration 4 dated 22 May 2025
- Note to accompany Statutory Biodiversity Metric calculation including on-site and off-site mitigation by Ecoconsult, dated 22nd May 2025
- Email from Berkeley Homes 'FW: 55 Vastern Road, Reading (PL/24/1443)' dated 29/05/2025

As all received on 29/05/2025

- Letter of response by Berkeley Homes Ref L.448.025.EE dated 24/06/2025
- Email from Stuart Michael Associates Limited 'RE: 7237 Vastern Road – EA Flood Risk Activity Application Form' dated 08/08/2024

As both received on 02/07/2025

are approved pursuant to condition 44.

The above conditions, where a submission is required and has been provided, 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.

Should you wish to discuss this matter further, please contact me via email address or the direct line as above.

Yours sincerely

Jonathan Markwell

Jonathan Markwell
Principal Planning Officer

J.M.