DATED 30th of January **2026**

THE BRITISH BROADCASTING CORPORATION (1)

("the Owner")

and

BEECHCROFT DEVELOPMENTS LIMITED (2)

("the Developer")

and

READING BOROUGH COUNCIL (3)

("the Council")

AGREEMENT

constituting a Planning Obligation relating to land at

Caversham Park, Peppard Road, Caversham, RG4 8TZ

Application reference PL/22/0409

THIS AGREEMENT is made the 30th January **2026**

BETWEEN:

(1) **THE BRITISH BROADCASTING CORPORATION** (Co. Regn. No. RC000057) of Broadcasting House Portland Place London W1A 1AA ("the Owner")

(2) **BEECHCROFT DEVELOPMENTS LIMITED** (Co. Regn. No. 01798684) of 1 Church Lane Wallingford Oxfordshire OX10 0DX (the "Developer")

(3) **READING BOROUGH COUNCIL** of Civic Offices Bridge Street Reading RG1 2LU ("the Council")

RECITALS

A. Planning Obligation

This Agreement constitutes a planning obligation within the meaning of the term in Section 106 of the 1990 Act

B. Application Land

The Council is the Local Planning Authority for the purposes of the 1990 Act for the Borough of Reading in which the Application Land is situated and the Local Housing Authority for the Borough of Reading

C. Land Ownership

The Owner is the Freehold owner of the Application Land and has an interest in the Application Land within the meaning of the term in Section 106(9) (b) of the 1990 Act

The Developer has an interest in the Application Land pursuant to an option agreement with the Owner dated 15 March 2024 (the "Option Agreement").

D. Planning Application

On 17 March 2022 the Application (220409) submitted by the Developer to the Council for Planning Permission to carry out the Development was validated

E. Planning Permission

The Council having regard to the Development Plan and to all other material considerations resolved at its Planning Applications Committee meeting held on 26 June 2024 that Planning Permission should be granted for the Development pursuant to the Application subject to the prior completion of this Agreement

IT IS HEREBY AGREED AND DECLARED between the parties hereto as follows:-

1. DEFINITIONS

The following expressions shall have the under mentioned meanings:

"the 1990 Act"

means the Town and Country Planning Act 1990 (as amended)

"2008 Act"

shall mean the Housing and Regeneration Act 2008

"Affordable DMS Units"

means not less than the Five (5) of the C3 Dwellings to be provided as 2 bed flats shown in the locations marked with blue dots on the Affordable Housing Plan (unless otherwise Approved by the Council) which are to be sold at the DMS Sale Price in accordance with the obligations as set out in the Second Schedule at Paragraphs 8 and 9 and Affordable DMS Unit shall be construed accordingly.

"Affordable Housing"

means affordable housing as defined in Annex 2 of the National Planning Policy Framework updated in December 2024 or any subsequent definition in any revision amendment or re-enactment thereof published by the UK Government

"Affordable Housing Mix"

Not less than Twenty-Two (22) Affordable Housing Units comprising of at least Fourteen (14) Affordable Rented Units and Eight (8) Shared Ownership Units these Affordable Housing Units to be provided in the locations marked with yellow dots on the Affordable Housing Plan and in the following type and mix unless otherwise Approved by the Council:

(i) 2 x 2 bed flats as Affordable Rented Units;

(ii) 6 x 2 bed houses as Affordable Rented Units;

(iii) 6 x 3 bed houses as Affordable Rented Units;

(iv) 5 x 2 bed houses as Shared Ownership Units; and

(v) 3 x 3 bed houses as Shared Ownership Units.

"Affordable Housing Plan"

Means the plan labelled "Drawing Number 3251.P.242 Revision D" in Annexure 1

"Affordable Housing Price"

means the price which an independent valuer (procured by the Owner at the Owner's expense and Approved by the Council) considers a Housing Association or RP will or is reasonably likely to pay to acquire the Affordable Housing Units on the terms and conditions set out in this Agreement;

"Affordable Housing Units"

means at least Twenty-Two (22) Residential Units to be provided on the Application Land as Affordable Housing in accordance with the Affordable Housing Mix together with access and Services and the expression "Affordable Housing Unit" shall be construed accordingly

"Affordable Housing Valuation"

means the average of two independent RICS valuations provided to the Council in full with schedules of comparable evidence (procured by the Owner at its own expense) detailing the Gross Development Value of the C3 Dwellings for the purposes of determining the quantum of the Default Affordable Housing Contribution;

"Affordable Rent"

means the rent payable by a tenant (which includes any sum payable by way of service charge) which does not exceed the lower of:

(a) SEVENTY PER CENT (70%) of the Market Rent which maybe increased annually by no more than CPI + 1% or such other amount as may be prescribed by Homes England; and

(b) the Local Housing Allowance (LHA) published from time to time by the Valuation Office.

"Affordable Rented Units"

means not less than the Fourteen (14) Residential Units of Affordable Housing to be made available at an Affordable Rent and the expression "Affordable Rented Unit" shall be construed accordingly

"Age Restricted Dwellings"

means those forty-five (45) Residential Units proposed to be provided as Use Class C3 and located on Parcel B, Parcel E and Parcel F and such Residential Units to be provided in accordance with the Eighth Schedule to this Agreement.

"this Agreement"

means this planning obligation by agreement and any modification thereof approved by the Council pursuant to the powers in Section 106 of the 1990 Act

"Application"

means the application seeking Planning Permission to carry out the Development submitted on behalf of the Owner to the Council and registered by the Council under reference number PL/22/0409

"Application Land"

means the land described in the First Schedule hereto and shown edged red on the plan with reference 3251.P.100 Rev C annexed to this Agreement at Annexure 1

"Approval"

means the written approval on behalf of the Council from the Assistant Director of Planning, Transport Regulatory Services to the Owner or such other officer of the Council who is from time to time is responsible for dealing with and/or approving matters set out in this Agreement and the expressions "Approved" and "Approve" shall be construed accordingly

"Assisted Living Units"

means those sixty-five (65) residential assisted living units to be provided by way of conversion of Caversham Park House and falling within Class C2 of the Town and Country Planning Act (Use classes) Order 1987 (as amended) located on Parcel D as shown on the Parcel Plan.

"Basic Care Services"

means the minimum standard of care to be provided to a Qualifying Occupier of an Assisted Living Unit forming part of the Development which shall include:

a) 24 hour monitored emergency call system within the Assisted Living Units providing access to specialist trained operators;

b) security measures, including controlled access to common areas through the use of lock systems and/or entry phones or other similar measures for each Assisted Living Unit and adequate lighting to internal and external common areas;

c) a minimum of 1.5 hours per week of Personal Care or;

d) periodic review of the Occupier(s) needs for Personal Care (if any in respect of the Assisted Living Units) and support; and

e) the opportunity to participate in events organised by the Care Provider from time to time;

as referred to in the Eighth Schedule hereto;

"C3 Dwelling"

Means any Residential Unit as part of the Development that does not comprise the Care Home Units or the Assisted Living Units

"Carbon Off-Setting Assessment "

means an as-built assessment prepared by an independent assessor (subject to said assessor owing a duty of care to the Council) at the Owner's expense showing:

a) for each Residential Unit:

i. the Target Emissions Rate;

ii. the Dwelling Emissions Rate; and

iii. the percentage improvement in regulated emissions achieved over the Target Emissions Rate; and

b) the calculation of the Zero Carbon Offset Contribution

"Care Home "

means the proposed new care home building to be provided for use class accommodation only falling within Class C2 of the Town and Country Planning Act (Use classes) Order 1987 (as amended) located on Parcel C as shown on the Parcel Plan.

"Care Home Unit(s)"

Means any of the bedrooms and associated living spaces within the Care Home.

"Care Provider"

means a local authority or other public body private company or voluntary organisation that is a care provider registered with the Care Quality Commission or any successor to that body which regulates the provision of health and social care in England to carry out regulated activities in accordance with the Health and Social Care Act 2008 and its associated regulations;

"Community Use Agreement"

means an agreement to be entered into by the Owner and the Council in consultation with Sport England in accordance with the provisions of the Seventh Schedule to this Agreement with such agreement to include the following details:

a. provision for the community use of the Community Use Areas;
b. a mechanism for review of the community use arrangements at the request of the Council and/or the Owner.

"Community Use Areas"

means those areas of the Application Land comprising the cricket pitch, a tennis court, croquet lawn and the Pavilion located on Parcels G and H on the Parcel Plan.

"Conservation Landscape Management Plan"

means the conservation landscape management plan to be submitted to and approved by the Council which shall include the details described at the Ninth Schedule to this Agreement which shall include:

i. Phase 1 (all works to be completed within 1 year from First Occupation)

   a. Reinstatement of footpath to the south of the bedding area below the southern terrace.

b. Condition survey of the oversized urn to the west of the canal and associated remedial works.

c. Refurbishment of the Edwardian summerhouse.

d. Woodland survey and management plan of woodlands to the south of the house, together with understory clearance to remove invasive species such as rhododendrons.

ii. Phase 2 (all works to be completed within 3 years from First Occupation)

a. Restoration of orchard to the north west of the house, including pruning and planting.

b. Woodland clearance to south of the house as a continuation of works in phase 1. This element of work is focused on seeking to reveal Switzer terracing and managing the woodland for wildlife. It will also identify any pruning/felling necessary for health and safety purposes.

c. Condition survey and restoration of 'ha ha' wall, including removal of hedgerow species.

d. Detailed interpretation strategy, including design and erection of interpretation boards, heritage trail (with signage), interpretation hub and satellite dishes.

e. Parkland and Meadow planting within the farmland to the south of the house.

iii. Phase 3 (all works to be completed within 4 years from First Occupation)

a. Enhancements to the 20th Century pond garden to the south east of the house.

b. Condition survey and restoration works to the Doric Temple.

c. Condition survey and restoration works to the inner park wall.

d. Condition survey and restoration works to the former walled kitchen garden.

e. Condition survey of the statue of Persephone and associated remedial works.

And shall include details where appropriate for the ongoing maintenance and management for the items above for a minimum period of 30 years;

"Construction ESP"

means the Employment and Skills Plan to be Approved by the Council which incorporates the Employment and Skills Measures and accords with the construction phase provisions of the Employment Skills and Training SPD;

"Construction ESP Contribution"

means the sum of FIFTY-ONE THOUSAND AND EIGHTY-FIVE POUNDS (£51,085.00) to be paid if required in accordance with the Third Schedule to the Council and applied by its Partner Organisation towards the Employment and Skills Measures;

"Construction ESP Monitoring Fees"

means the sum of TWENTY FIVE POUNDS (£25.00) for each agreed Training Output in respect of any Construction ESP that is Approved by the Council, to be used by the Council towards the monitoring and co-ordinating of that Construction ESP;

"Contributions"

means the Traffic Management Contribution the Construction ESP Contribution (if applicable) the Default Affordable Housing Contribution (if applicable) and the Zero Carbon Offset Contribution (if applicable);

"Daylight Hours"

means dawn to dusk hours every day (07:45 to 16:00 hours during autumn/winter months and 07:45 to 20:00 hours during spring/summer months) except for Christmas Day and subject to reasonable restrictions relating to short term maintenance works;

"Default Affordable Housing Contribution"

means an amount equal to eighteen and one half percent (18.5%) of the Gross Development Value of the C3 Dwellings (as detailed in the Affordable Housing Valuation Approved by the Council pursuant to paragraph 3.5 of the Second Schedule or as determined by an Expert pursuant to Clause 13 of this Agreement), to be used by the Council (if received) towards the provision of Affordable Housing within the Local Area;

"Development"

means the redevelopment of Caversham Park for 'assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 1 croquet lawn, refurbishment of tennis court and retention of cricket pitch, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description)'

"Deemed Disposal"

means a deemed transfer of the freehold interest or grant of a long leasehold estate or interest in a dwelling at Open Market Value where the Owner does not dispose of the New Dwelling but lets it out or otherwise permits Occupation of the said dwelling

"Disposal"

means the transfer of the freehold interest or the grant of a long leasehold estate or interest (not less than a 99 year term) in a dwelling at Open Market Value and for the avoidance of doubt Disposal shall not mean the exchange of contracts and "dispose" and "disposed of" shall be construed accordingly

"DMS Eligibility Criteria"

means that the relevant person at the date of testing eligibility:

(a) has been a resident in the Council's administrative area for the whole of the preceding 12 (twelve) month period prior to the date of the notification to the Council in accordance with paragraph 8.2 of the Second Schedule save that if the relevant Affordable DMS Unit is not subject to a contract for sale within 42 (forty- two) days from the date of such notification then the person may have been a resident in the Council's administrative area for less than 12 (twelve) months; and/or

(b) is employed in the Council's administrative area or has been formally offered and has formally accepted employment in the Council's administrative area; and

(c) has no other ownership or part ownership in another residential property in the UK; and

(d) is part of a household whose total gross annual household income is not more than the Income Cap;

or such other person Approved by the Council.

"DMS Purchaser"

means a person who meets the DMS Eligibility Criteria so as to be entitled to purchase equity in an Affordable DMS Unit

"DMS Sale Price"

means a price which is not more than 80% (eighty per cent) of the Open Market Value of the relevant Affordable DMS Unit

"Due Date"

means the date when a Contribution or sum of money (or any part of it) is required to be paid to the Council in accordance with the terms of this Agreement

Dwelling Emissions Rate

means the dwelling emissions rate, as defined in the Sustainable Design and Construction SPD;

"Effective Date"

means the date of the date of this Agreement

"Employment and Skills Measures"

means a reasonable range of employment skills and training measures to be developed by the Council and the Partner Organisation to mitigate the impacts of the Development by ensuring

that Local Labour have better access to employment opportunities available at the construction and end user stages of the Development in accordance with the Employment Skills and Training SPD;

"**Employment and Skills SPD**"

Means the Employment Skills and Training Supplementary Planning Document as adopted by the Council on 15 April 2013;

"Equity Payment"

means for the purposes of this Agreement the sum equivalent to 20% (twenty per cent) of the Open Market Value of the relevant Affordable DMS Unit less the Owner's sales and marketing costs incurred in connection with the relevant Affordable DMS Unit;

"First Occupation"

means first Occupation of the Development or any part thereof;

"Gross Development Value"

means the aggregate of the following:

(a) the consideration received on the Transfer of each of the C3 Dwellings (if any);

(b) in the case of any C3 Dwelling that has not been Transferred at the Relevant Date, the estimated Market Value of each such C3 Dwelling;

(c) in respect of the Transfer or disposal of the C3 Dwellings by way of a part exchange or by way of a swap, the full value of the unit Transferred or disposed without deduction for the property taken in part exchange;

(d) in respect of the Transfer or disposal of a C3 Dwelling by way of a shared equity scheme, the full amount of the premium payable together with the up-to-date Market Value of any residual interest of the Owner in such C3 Dwelling

(e) all non-repayable sums secured from or through third parties in relation to the Development including (without limitation) government relief, grants, incentives, public subsidy and/ or tax opportunities relating exclusively to the C3 Dwellings;

(f) the value of any overage or other performance-related payment attributable to any Transfer or Disposal of a C3 Dwelling;

(g) all other actual sale proceeds, capital payments and receipts paid to, or received by, the Owner (or by others on its behalf) after the date of this Agreement in respect of any Transfer, Disposal and Deemed Disposal; and

(h) any compensation, damages, interest or other payment or sum of whatever nature not otherwise provided for in this definition received by or, on behalf (or as agent) of, the Owner (or a third party on its behalf) for any purpose whatsoever in respect of a C3 Dwelling;

as at the date of valuation PROVIDED ALWAYS that all such sale proceeds, capital payments receipts and other income shall only be taken into account once when calculating the gross development value;

"Highway Works"

means the following works:-

(a) Provision of a surfaced footway from the proposed new pedestrian entrance to the site on Lowfield Road to the carriageway edge; and

(b) Provision of tactile paving and dropped kerbs to provide a connection between the Application Site and the opposite side of the road and the footpath which leads to the public footpath known as Milestone Way as shown on the drawing numbered 8210894/6103 A annexed to this Agreement at Annexure [X] or other such amended or replacement drawing as Approved by the Council.

Or such other works as Approved by the Council and which shall include any necessary alterations to and reinstatements of the existing highways and statutory undertakers' equipment to the provision of or alteration to street lighting road signs drainage structures traffic signals related accommodation

"the Highways Agreement"

means an agreement entered into pursuant to all powers enabling and in particular pursuant to any one or more of sections 38, 72, 142 and 278 of the 1980 Act to provide

for and regulate the carrying out of the Highway Works and the agreement may include but not be limited to:

a. the securing of a bond (or provision of alternative security) to ensure that third party funds are available to complete the Highway Works to the reasonable satisfaction of the Council;

b. the payment of the Council's reasonable and proper works inspection fees, maintenance fees, special orders fees, supervision fees and any other such fees as the Council shall reasonably require to the extent the same relate to the Highway Works;

c. the payment of any commuted sums reasonably required in respect of the cost to the Council of maintaining the Highway Works;

d. payment of the Council's reasonable and proper legal and other fees associated with the drafting negotiating and completion of the Highway Agreement;

e. the preparation and advance approval of works drawings and traffic management measures in respect of the Highway Works;

f. the certification and maintenance of the Highway Works;

g. the regulating of the issue of the appropriate works and access licence to enable the Highway Works to be carried out by or on behalf of the Owner;

h. clauses dealing with (if relevant) dedication as highway of any land the subject of the Highway Works which is not already highway and the adoption of the highway by the Council; and

i. the standards, procedures and timings for carrying out the Highway Works;

"Homes England"

means Homes England (formerly Homes and Community Agency) or its successor body regulating social housing

"Housing Association"

means a housing association within the meaning of Section 1 of the Housing Associations Act 1985

"Implementation"

means the carrying out of a "material operation" as defined in Section 56(4) of the 1990 Act in respect of the Development save that this definition shall not for the purposes of this Agreement and for no other purpose include site clearance and site preparation including the construction of temporary access and service ways exploratory boreholes and trial pits ground (including archaeological) investigations site survey works ecological works construction of temporary boundary fencing scaffolding or hoardings decontamination soil investigation and consequent remedial actions the decommissioning diversion and laying of services and the temporary display of site notices/advertisements and the expressions "Implement" and "Implemented" shall be construed accordingly

"Implementation Notice"

means the notice to be served by the Owner upon the Monitoring Officer stating the proposed date of Implementation of the Development

"Income Cap"

Means:

(a) £80,000 (eighty thousand pounds) which amount shall be increased by an amount equivalent to the increase in the Retail Price Index from the date of this Agreement until the date on which the DMS Purchaser is assessed against the said criteria; or

(b) such higher amount as may be specified in gross household income eligibility criteria for intermediate housing published by Homes England from time to time**"Index"**

means the Retail Price Index issued by the Office for National Statistics

"Initial Car Parking Survey"

means a survey of on- street car parking between no. 133 – no. 215 Peppard Road to be carried out prior to Implementation pursuant to the Fourth Schedule hereto

"Local Housing Allowance"

means the maximum rate of local housing allowance applicable for the relevant Affordable Housing Unit at the time of calculation (the "Relevant Rate") PROVIDED THAT if the Local Housing Allowance no longer exists at the time of calculation the Relevant Rate last published shall be increased by an amount equivalent to any increase in the Index (or any replacement thereof) from the date of last publication to the date at the time of calculation

"Local Labour"

means local workers living within the Council's administrative area

"Market Rent"

means the rent based on a residential lettings estimate for a property of the appropriate size and condition in the Borough of Reading to that of each individual Affordable Housing Unit and calculated in accordance with the principles for valuation set out in the Royal Institution of Chartered Surveyors recognised method (the Red Book)

"Market Value"

means the estimated amount for which an interest in real property should be leased or sold (as the case may be) on the valuation date:

(a) between a willing lessor/seller and a willing lessee/buyer on appropriate terms in an arm's length transaction;

(b) after proper marketing for a six week period; and

(c) where the parties had each acted knowledgeably, prudently and without compulsion;

"Monitoring Fee"

means the sum of FIVE THOUSAND AND SEVENTY POUNDS (£5,070) to be paid to the Council for the purpose of monitoring the Developer's compliance of the Obligations set out in this Agreement;

"Monitoring Officer"

means the Council's Infrastructure and Monitoring Officer (within the Council's Directorate of Economic Growth and Neighbourhood Services) as designated by the Council to monitor the obligations set out in this Agreement;

"Occupation"

means beneficial occupation of any part of the Development for residential purposes **PROVIDED THAT** (and it is agreed between the parties hereto that) for the avoidance of doubt occupation for the purposes of construction completion decorating and fitting out or occupation for marketing or display or occupation in relation to providing temporary security shall not constitute Occupation and the expressions "Occupy" "Occupier" and "Occupied" shall be construed accordingly;

"Occupation Notice"

means the notice to be served by the Owner upon the Council's Monitoring Officer that the Development has been brought into use and Occupied;

"Open Market Units"

means the Residential Units excluding the Affordable Housing Units and the expression "Open Market Unit" shall be construed accordingly;

"Open Market Value"

means the price at which the sale of the relevant freehold or long leasehold interest with vacant possession would have been completed unconditionally for cash consideration on the date of valuation assuming:

a) a willing seller and a willing buyer;

b) that, prior to the date of valuation, there had been a reasonable period (having regard to the nature of the Residential Unit and the state of the market) for the proper marketing of the interest for the agreement of the price and terms and for the completion of the sale;

c) that the state of the market level of values and other circumstances were on an earlier assumed date of exchange of contracts the same as on the date of valuation;

d) that the seller will provide the buyer with vacant possession upon the completion of the transaction;

e) that both parties to the transaction had acted knowledgeably prudently and without compulsion; and

f) that no account is taken of any additional bid by a prospective purchaser with a special interest;

"Parcel A"

means the land forming part of the Development marked as Parcel A on the Parcel Plan

"Parcel B"

means the land forming part of the Development marked as Parcel B on the Parcel Plan

"Parcel C"

means the land forming part of the Development marked as Parcel C on the Parcel Plan

"Parcel D"

means the land forming part of the Development marked as Parcel D on the Parcel Plan

"Parcel E"

means the land forming part of the Development marked as Parcel E on the Parcel Plan

"Parcel F"

means the land forming part of the Development marked as Parcel F on the Parcel Plan

"Parcel G"

means the land forming part of the Development marked as Parcel G on the Parcel Plan

"Parcel H"

means the land forming part of the Development marked as Parcel G on the Parcel Plan

"Parcel I"

means the land forming part of the Development marked as Parcel I on the Parcel Plan

"Parcel J"

means the land forming part of the Development marked as Parcel J on the Parcel Plan

"Parcel Plan"

means the plan with reference 3251.161024 and annexed to this Agreement at Annexure 1

"Partner Organisation"

means the economic development company Reading UK CIC (Co. Registration No. 5671172) mandated by the Council and the Reading 2020 Local Strategic Partnership to lead on economic development (Memorandum of Understanding dated 15th February 2008) whose registered office is at 5th Floor Thames Tower Station Road Reading RG1 1LX or any successor or similar organisation or organisations having similar objectives to Reading UK CIC and nominated by the Council in writing to the Owner as the partner organisation for the purposes of the Construction Employment and Skills Measures and Provisions as set out in the Third Schedule of this Agreement

"Pavilion"

Means the pavilion building to be provided as part of the Development located on Parcel H on the Parcel Plan.

"Personal Care"

means care for people in need of personal care by reason of old age disablement or medical care and treatment which shall include any or all of the following services to be provided at the Care Home or in the Assisted Living Units -

(a) assistance eating drinking washing bathing toileting hair care skincare oral care; and/or

(b) care which falls just short of assistance with those items listed in (a) above but including activities such as helping a person get out of the bath and helping them get dressed or preparation of meals and drinks; and/or

(c) non-physical care such as advice encouragement and supervision relating to (a) and (b) above such as prompting a person to take a bath and supervising them during this and provision of support and encouragement for learning or re-learning other skills necessary for day to day living; and/or

(d) emotional and psychological support including the promotion of social functioning behaviour management and assistance with cognitive functions; and/or

(e) For occupants of the Assisted Living Units only, assistance in light skills such as gardening, cleaning and housework

"Planning Permission"

means the planning permission to be granted by the Council pursuant to the Application substantially in the form of the draft at Annexure 2

"Practically Completed"

means:

(a) in respect of the Development by the Owner's architect or in the event that the Development is constructed by a party other than the Owner the issue of a certificate of practical completion by that other party's architect that the Development has been

constructed and is available for Occupation; or (ii) where a building and/or part of a building comprised in the Development is ready for Occupation (whichever is the earlier); and

(b) in respect of any highway works required by this Agreement by the Council's highway department as is appropriate that confirms that the respective highway works have been completed to the satisfaction of the Council's highway department (excluding any maintenance and snagging),

and the term Practically Complete and Practical Completion shall be construed accordingly

"**Prescribed Period**" means the period commencing on the later of:

(a) the Due Date; and

(b) where payment of a Contribution is received by the Council after the Due Date, the date of actual receipt of the relevant payment,

and expiring at the end of ten (10) full financial years (ending 31 March) immediately following the end of either the financial year in which the Due Date falls in the case of (a) above or the financial year in which the actual payment is received by the in the case of (b) above.

"Protected Tenant"

means any tenant who:

(a) has exercised the right to acquire pursuant to the Housing Act 1996 or any statutory provision for the time being in force in respect of a particular individual Affordable Housing Unit; or

(b) has exercised any statutory right to buy (including any preserved right to buy) in respect of a particular individual Affordable Housing Unit; or

(c) has staircased to 100% in respect of a particular individual Affordable Housing Unit

"Public Access Land"

means the land shown as being the area open to the public on the plan with reference 3251.P.409 Rev E attached to this Agreement at Annexure 1.

"Public Access Strategy"

means a strategy to be submitted to the Council for Approval setting out measures and/or procedures to allow for the provision, management, and maintenance of the public pedestrian access to the Public Access Land such strategy including the following details to include the following details:

a. the provision of public pedestrian access during Daylight Hours to all parts of the Application Land shown on plan ref. 3251.P.409 Rev E;
b. the means of public pedestrian access to all on-site sports facilities outside Daylight Hours;
c. the means of public pedestrian access to the facilities within the Pavilion outside of Daylight Hours;
d. the provision of a bi-annual open day at Caversham Park House to allow the public to visit communal areas within the building for the purpose of experiencing the historical significance of the building; and
e. a mechanism for review of the public access arrangements to the Public Access Land in conjunction with the Council

"Qualifying Occupier"

means any person who has attained the age of fifty five (55) and who has either:

(a) assessed and certified by a Trained Carer or a suitably qualified medical practitioner as being in need of at least 1.5 hours of Personal Care per week; or

(b) has been nominated or approved by the Council's Adult and Social Care Services as suitable to Occupy an Assisted Living Unit.

"Qualifying Occupier Log"

means a written record (which may include an electronic record) of all Qualifying Occupiers of the Assisted Living Units maintained by the Owners or the Care Provider providing Personal Care

"Residential Units"

means any residential dwelling permitted by the Planning Permission excluding any Care Home Unit and the expression "Residential Unit" shall be construed accordingly

"RP"

means a registered provider as defined in the 2008 Act and which is registered with the HCA under Part 2 of the 2008 Act as a registered provider and/or any other provider or providers approved by the Council

"SAP"

means the Standard Assessment Procedure

"Services"

means the provision prior to Occupation (without payment of monetary or other consideration) to the Affordable Housing Units of roads foul and surface water sewers water and gas mains electricity telephone and any other cables sewers drains soakaways conduits wires gutters downpipes watercourses or pipes serving or intended to serve the Affordable Housing Units together with (without payment of monetary or other consideration) all rights and easements over the Application Land as are necessary to facilitate the construction and Occupation of the Affordable Housing Units on the Application Land

"Shared Ownership Units"

means not less than Eight (8) of the Affordable Housing Units of various mix which is to be made available to persons who will initially buy a percentage of not more than 75% of the equity in the said housing and rent the remaining percentage from a Housing Association or a RP (at an initial annual rent of no more than 2.75% of the unsold equity (increased annually by CPI+1% or other such amount as may be prescribed by Homes England) but may also (for the avoidance of doubt) staircase to 100% ownership and the expression "Shared Ownership Housing Unit" shall be construed accordingly

"Standards"

means the core standards in relation to the internal environment sustainability and external environment of Affordable Housing Units as set out in the Homes and Communities Agency's document entitled "Design and Quality Standards 2007" or such other document design standards published by HE which are current at the date of Implementation of the Development **PROVIDED THAT** in the event of any conflict between the Standards and the plans approved pursuant to the Planning Permission (the "Approved Plans") the Approved Plans will take precedence

"Standard Assessment Procedure Review"

means a review using the Government's Standard Assessment Procedure for energy rating of dwellings in accordance with the Council's Sustainable Design and Construction SPD

"Subsequent Parking Survey"

means a survey of on- street car parking between no. 133 – no. 215 Peppard Road to be carried out within three (3) months of First Occupation in accordance with the Fourth Schedule hereto.

"Sustainable Design and Construction SPD"

means the Council's Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019)

"Target Emission Rate"

means the target emission rate as set out in the 2013 Building Regulations

"Trained Carer"

means an individual employed by a Care Provider registered by the Care Quality Commission and who has been recruited and trained to the appropriate Care Quality Commission care competency standards

"Training Output"

means in respect of the Construction ESP the relevant outputs for the Construction ESP listed in Appendix 1 to the Council's Employment Skills and Training SPD (adopted April 15th 2013)

"Traffic Management Contribution"

means the sums of SEVEN THOUSAND AND FIVE HUNDRED POUNDS (£7,500) (as increased by the indexation provision in Clause 7) to be paid by the Owner (if required pursuant to the terms of the Fourth Schedule) to the Council towards the cost of mitigation measures of overspill on street car parking where the Subsequent Car Parking Survey identifies an increase in on street car parking over and above the level revealed by the Initial Car Parking Survey

"Transfer"

means:

(a) the completion of the transfer of the freehold interest; or

(b) the grant of a leasehold interest (for a term of not less than one hundred and twenty-five (125) years),

and for the avoidance of doubt Transfer shall not mean the exchange of contracts (and Transferred shall be construed accordingly);

"Practical Completion Date"

means the anticipated date of Practical Completion of the relevant Affordable Housing Unit(s);

"Working Days"

means any day (other than Saturdays, Sundays or public holidays in England) when banks in London are open for business

"Zero Carbon Offset Contribution"

means a contribution towards carbon off-setting within the Borough of ONE THOUSAND EIGHT HUNDRED POUNDS (£1,800) per remaining tonne (calculated as SIXTY (£60) / tonne over a THIRTY (30) year period), where the remaining tonnage is calculated in

accordance with the formula set out in the Sustainable Design and Construction SPD as adopted by the Council in December 2019 as follows:

(Target Emissions Rate) – (35% CO_2/m^2/yr.) = (65% CO_2/m^2/yr.)

As detailed in the 2013 Building Regulations	Required on-site improvement over the 2013 Building Regulations	Offset through Section 106 contribution

2. INTERPRETATION

2.1 Clause headings shall not affect the interpretation of this Agreement

2.2 A person includes a natural person corporate or unincorporated body (whether or not having separate legal personality)

2.3 A reference to a company shall include any company corporation or other body corporate wherever and however incorporated or established

2.4 Unless the context otherwise requires words in the singular shall include the plural and in the plural shall include the singular

2.5 Unless the context otherwise requires a reference to one gender shall include a reference to the other genders

2.6 A reference to any party shall include that party's personal representatives successors or permitted assigns and in the case of the Council the successors to its respective statutory functions

2.7 An obligation in this Agreement on a person not to do something includes an obligation not to agree or allow that thing to be done

2.8 Where an obligation falls to be performed by more than one person the obligation can be enforced against every person so bound jointly and against each of them individually

2.9 Any phrase introduced by the terms "including" "include" "in particular" or any similar expression shall be construed as illustrative and shall not limit the sense of the words preceding those terms

2.10 Any reference to Act of Parliament whether general or specific shall include any modification or re-enactment thereof for the time being in force and shall also include all instruments orders plans regulations by-laws and directions for the time being made issued or given thereunder or deriving validity therefrom

2.11 A reference to writing or written does not include faxes

2.12 A reference to "this Agreement" or to any other agreement or document referred to in this Agreement is a reference to this Agreement or such other document or deed as varied or novated (in each case other than in breach of the provisions of this Agreement) from time to time

2.13 References to Clauses Plans Schedules Paragraphs and Annexures are to the Clauses Plans Schedules Paragraphs and Annexures of this Agreement

3. LEGAL EFFECT

3.1 This Agreement is made pursuant to Section 106 of the 1990 Act Section 111 of the Local Government Act 1972 and Section 2 of the Local Government Act 2000 and all other enabling powers to the intent that it shall (subject to the provisions of Clause 3.6, 3.8 and 3.9) bind the Owner and its successors in title to each and every part of the Application Land and their assigns

3.2 This Agreement shall be enforceable by the Council and shall be registrable as a Local Land Charge by the Council

3.3 If the Planning Permission expires within the meaning of Sections 91, 92 and 93 of the 1990 Act or is revoked or otherwise withdrawn or modified by any statutory procedure without the consent of the Owner this Agreement shall cease to have effect (but not so as to avoid any obligation in this Agreement on the part of the Owner having already been implemented or performed)

3.4 Nothing in this Agreement shall be construed as prohibiting or limiting any right to develop any part of the Application Land in accordance with a planning permission (other than the Planning Permission) granted by the Council or by the Secretary of State on appeal or by reference to him after the date of this Agreement

3.5 If any provision of this Agreement shall be held to be invalid illegal or

unenforceable the validity legality and enforceability of the remaining provisions hereof shall not in any way be deemed thereby to be affected or impaired

3.6 No party shall be liable for a breach of this Agreement where they have parted with their interest in that part of the Application Land to which the breach relates except in respect of any breach subsisting prior to parting with that part of the Application Land to which the breach relates.

3.7 The Developer hereby consents to its interest in the Application Land being bound by the terms of this Agreement PROVIDED ALWAYS THAT the Developer shall have no liability for the covenants restrictions and obligations set out in this Agreement unless and until they have a freehold interest in the Application Land following the exercise of their option pursuant to the Option Agreement

3.8 The Council shall only be able to enforce the obligations in this Agreement against those with an interest in that part of the Application Land to which the breach of the obligations relates (but without prejudice to the liability of such person for any breach occurring prior to parting with any such interest)

3.9 The obligations contained in this Agreement shall not be binding upon or enforceable against:-

(a) any statutory undertaker or other person who acquires any part of the Application Land or interest therein for the purposes of the supply of heat cooling electricity gas water drainage telecommunication services or public transfer services

(b) any mortgagee or chargee of the whole or any part of the Owner's or any Housing Association or RP's interest in the Application Land unless it takes possession of the Application Land or part thereof in which case it will be bound by the obligations as a person deriving title from the Owner

(c) any Housing Association or RP except the restrictions and obligations set out in the Second Schedule.

3.10 This Agreement is without prejudice to and shall not be construed as

derogating from any of the rights powers and duties of the Council pursuant to any of its statutory functions nor in any other capacity

4. CONDITIONALITY

4.1 Unless the context otherwise requires and save for clauses 2, 3, 4, 10, 12, 13, 14, 15, 17 and 18 the Obligations in this Agreement shall come into force on the later of the grant of the Planning Permission and the Implementation of the Development.

4.2 In the event that any new planning permission(s) are granted by the Council pursuant to Section 73 of the Act and unless otherwise agreed between the Parties, with effect from the date that the new planning permission is granted pursuant to Section 73 of the Act:

(a) The obligations in this Agreement shall (in addition to continuing to bind the Application Land in respect of the Planning Permission) relate to and bind all subsequent planning permission(s) in respect of the Application Land granted pursuant to Section 73 of the Act and the Application Land itself

(b) The definitions of Application, Development and Planning Permission in this Agreement shall be construed to include references to any application(s) under Section 73 of the Act, the planning permission(s) granted thereunder and the development permitted by such subsequent planning permission(s); and

(c) This Agreement shall be endorsed with the following words in respect of any future Section 73 application:

"The obligations in this Agreement relate to and bind the Application Land in respect of which a new planning permission reference [ ] has been granted pursuant to Section 73 of the Town and Country Planning Act 1990 (as amended)"

ALWAYS PROVIDED THAT nothing in this clause shall fetter the discretion of the Council in determining any application under Section 73 of the Act or the appropriate nature and / or quantum of Section 106 obligations in so far as they are materially different to those contained in this Agreement and required pursuant to a determination under Section 73 of the 1990 Act whether by way of a new Agreement or supplemental Agreement pursuant to Section 106 of the 1990 Act.

5. THE OWNER'S OBLIGATIONS

5.1 The Owner covenants with the Council

(a) not to Implement the Development before the Owner has served the Implementation Notice;

(b) to serve an Occupation Notice within Twenty (20) Working Days prior to Occupation of the Development; and

(c) to observe and perform the obligations on their part contained in the Second Schedule (Affordable Housing Obligations) the Third Schedule (Construction Employment and Skills Obligations) the Fourth Schedule (The Parking Survey) the Fifth Schedule (Public Access) the Sixth Schedule (Carbon Offsetting) the Seventh Schedule (The Community Use Agreement) the Eighth Schedule (Age-Restricted Dwellings and Care Home and Assisted Living Units) the Ninth Schedule (Conservation Landscape Management Plan) and the Tenth Schedule (Highway Agreement)

6. COUNCIL'S OBLIGATIONS

The Council covenants with the Owner to observe and perform the obligations on its part contained in the relevant Schedules of this Agreement.

7. INDEXATION

The Contributions payable under the provisions of this Agreement shall all be increased by an amount equivalent to the increase in the Index from the Effective Date until the date on which the said contribution is due

8. INTEREST ON UNPAID MONIES

8.1 If any Contribution or other sum due under this Agreement is paid after its Due Date, the Owner shall pay to the Council interest at the rate of four percent (4%) per annum above the base rate of the Bank of England for the time being in force on:

(a) the sum of the Contribution due; or

(b) on any amount of that Contribution due.

8.2 Any interest payable pursuant to Clause 8.1 shall:

(a) be calculated from the Due Date of the Contribution up to the date of actual payment of the Contribution (or the relevant part of it); and

(b) be deemed to be part of the Contribution or sum due to which such interest relates.

9. PAYMENTS TO THE COUNCIL

Any payments due to the Council under the terms of this Agreement shall be paid to the Council by means of telegraphic transfer to the Council as follows:

Account Name: RBC Main Account

Sort Code: 30-91-31

Account Number: 00271502

Lloyds Bank plc

24 Broad Street Reading RG1 2BT

quoting reference: S106/220409/027453 or other reference quoted in the relevant S106 Demand notice issued in respect of the obligation.

10. NOTICES

Any notice or other written communication to be served by one party upon another pursuant to the terms of this Agreement shall be deemed to have been validly served if delivered by hand or sent by pre-paid registered or recorded delivery post to the party to be served at its address herein specified or such other address as may from time to time be notified for the purpose by notice in writing and any such notice or other written communication to be given by the Council shall be deemed valid and effectual if on its face it is signed on behalf of the Council by a duly authorised signatory

11. RIGHT OF ACCESS

Without prejudice to the Council's statutory rights of entry the Owner shall permit the Council and its authorised employees and agents upon reasonable written notice to enter the Application Land at all reasonable times for the purpose of verifying whether or not any obligation arising hereunder has been performed or observed

12. ADDRESSES FOR SERVICE

The address for any notice or other written communication is for the Council at Civic Offices Bridge Street Reading RG1 2LU and for the Owner as specified or provided for in this Agreement

13. ARBITRATION

13.1 In the event of any dispute arising between the parties (which cannot be resolved between the parties) in respect of this Agreement the dispute shall be referred:-

(a) in the case of a dispute regarding the interpretation or meaning of any provision in this Agreement to leading planning counsel to be agreed between the parties or failing agreement to be appointed by the President for the time being of the Law Society; or

(b) in the case of a dispute regarding the works or other technical matters referred to in the schedules to a member of the Institution of Civil Engineers to be agreed between the parties or failing agreement to be appointed by the President for the time being of such institution; or

(c) in the case of any other dispute regarding this Agreement to a member of the Royal Institution of Chartered Surveyors to be agreed between the parties or failing agreement to be appointed by the President for the time being of such Institution

13.2 Any referral pursuant to Clause 13.1 may be made on the joint application of the parties or on the application of any party

13.3 The decision of any expert appointed pursuant to Clause 13.1 (the "Expert") shall be final and binding on the parties save in the case of manifest and material error and whose costs shall be in his award

13.4 The Expert shall act as an expert and not as an arbitrator.

13.5 The Expert shall be appointed subject to an express requirement that he reaches his decision and communicates it to the parties to the dispute within the minimum practical timescales allowing for the nature and complexity of the dispute and in

any event not more than twenty (20) Working Days from the date of his appointment to act

14. THIRD PARTY RIGHTS

It is not otherwise intended that any of the provisions of this Agreement shall be enforceable under the Contracts (Rights of Third Parties) Act 1999 by anyone (save for successor bodies successor titles and those deriving title from the Owner) other than the parties to this Agreement

15. NO WAIVER

No waiver (whether express or implied) by the Council of any breach of or default by the Owner in performing or observing any of the terms of or covenants obligations or restrictions in this Agreement shall constitute a continuing waiver and no such waiver shall prevent the Council from enforcing any of the said terms covenants Obligations or restrictions or from acting upon any subsequent breach or default in respect thereof by the Owner

16. LOCAL LAND CHARGE

This Agreement is and shall be registered as a Local Land Charge by the Council and following performance and satisfaction of all the Obligations contained in this Agreement or in the event that the Planning Permission expires without first being Implemented the Council shall upon the Owner's request effect the cancellation of all entries in the Local Land Charges Register at no cost to the Owner.

17. JURISDICTION

This Agreement is governed by and interpreted in accordance with the law of England.

18. DUTY TO ACT REASONABLY AND IN GOOD FAITH

The parties agree with one another to act reasonable and in good faith in the fulfilment of this Agreement.

EXECUTED as a deed by the parties hereto and delivered on the date written at the start of this deed

THE FIRST SCHEDULE

("the Application Land")

That part of the freehold land registered at the Land Registry under title number BK321289 shown edged red on the Plan at Annexure 1 and known as the Land at Caversham Park, Peppard Road, Caversham, RG4 8TZ.

THE SECOND SCHEDULE

("the Affordable Housing Obligations")

The Owner covenants and agrees with the Council as follows:-

1. Provision of Affordable Housing Units

Subject to Paragraph 4 of this Second Schedule the Owner shall at its own cost and expense construct and provide not less than Twenty-Two (22) Affordable Housing Units within the Development in accordance with the Standards, the Affordable Housing Mix and the Planning Permission.

2. Sale Agreement

2.1 Not to Occupy (or permit to be Occupied) more than 50% of the combined number of Open Market Units and Assisted Living Units unless and until all the Affordable Housing Units have been:

(a) Practically Completed in accordance with the Standards, the Affordable Housing Mix and the Planning Permission and are available for Occupation; and

(b) Transferred to a Housing Association or RP or Transferred pursuant to Paragraph 3.1 (save for where the provisions of paragraph 3.4 of this Schedule apply);

unless otherwise Approved by the Council.

2.2 To provide the Council with no less than ten (10) Working Days':

(a) prior written notice of the proposed Transfer pursuant to Paragraph 2.1(b) above; and

(b) written notice of the Transfer having been completed pursuant to Paragraph 2.1(b) above.

3. Direction to Transfer

(ii) confirm that it would be prepared to accept a Transfer of the Affordable Housing Units in its capacity as local housing authority.

3.4 If:

(a) the Transfer to a Housing Association or an RP of any of the Affordable Housing Units identified at Paragraph 3.1 has not occurred; and

(b) the Council is satisfied that the Owner has used commercial Reasonable Endeavours to Transfer the Affordable Housing Units to at least five (5) Housing Associations and/or RPs

then the Owner shall offer the relevant Affordable Housing Units to be Transferred (at the Affordable Housing Price and on reasonable terms) to:

(i) the alternative Housing Association(s) or RP(s) identified by the Council; or

(ii) the Council in its capacity as local housing authority,

in accordance with the notice received from the Council pursuant to Paragraph 3.3(b) above.

3.5 In the event that Paragraphs 3.3 and 3.4 above apply and:

(a) the Council has not identified a relevant Housing Association(s) or RP(s) for Transfer of the relevant Affordable Housing Units within three (3) months of receipt of the notice from the Owner pursuant to 3.3(a) above; or

(b) the Council does identify a RP(s) or Housing Association(s) but that RP(s) or Housing Association(s) does not accept the offer of a Transfer of the relevant Affordable Housing Units (at the Affordable Housing Price and on reasonable terms); or

(c) the Council confirmed that it would be prepared to accept a Transfer of the Affordable Housing Units in its capacity as local housing authority but has not accepted the offer of a Transfer of the relevant Affordable Housing Units (at the Affordable Housing Price and on reasonable terms) (as the case may be),

in each case within six (6) months of the notice from the Owner pursuant to Paragraph 3.3(a) above, to submit the Affordable Housing Valuation for Approval by the Council PROVIDED THAT the Affordable Housing Valuation shall be submitted to the Council no later than seven (7)

months after the Practical Completion Date (or such other period as is Approved by the Council) PROVIDED FURTHER THAT if the Affordable Housing Valuation is not Approved by the Council it shall be referred for determination by an Expert pursuant to Clause 13 of this Agreement.

Default Affordable Housing Contribution

3.6 If Paragraph 3.5 above applies, not to Occupy (or permit to be Occupied) more than 60% of the Open Market Units unless and until the Default Affordable Housing Contribution has been paid to the Council in full.

3.7 Upon payment of the Default Affordable Housing Contribution pursuant to Paragraph 3.6 above, the obligations in Paragraph 2.1(b) and this Paragraph 3 shall absolutely determine and cease to be of any further legal effect insofar as they are binding on any Affordable Housing Unit to which the Default Affordable Housing Contribution relates and for the avoidance of doubt any exchange of contracts shall no longer be required.

4. Use

Subject to the provisions of Paragraph 3 Paragraph 5 Paragraph 6 and Paragraph 7 of this Second Schedule and the Affordable Housing Units will not be used except for the provision of Affordable Housing in accordance with the Affordable Housing Mix the Planning Permission and the obligations stipulations and other matters set out in this Agreement

5. Mortgagee of Housing Association or RP

The restrictions contained in this Second Schedule shall not be binding on a mortgagee or chargee (or any receiver (including an administrative receiver) appointed by such chargee ~~or~~ mortgagee or any other person appointed under any security documentation to enable such chargee or mortgagee to realise its security or any administrator (however appointed) including a housing administrator (each a Receiver)) of the whole or any part of the Affordable Housing Unit(s) or any persons or bodies deriving title through such chargee, mortgagee and/or Receiver PROVIDED THAT:

(a) such chargee, mortgagee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Unit(s) and shall have used reasonable endeavours over a period of three months from the date of the

written notice to complete a disposal of the Affordable Housing Unit(s) to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation in relation to the Affordable Housing Units including all accrued principal monies, interest and costs and expenses; and

(b) if such disposal has not completed within the three (3) month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Unit(s) free from the obligations contained within this Second Schedule and these provisions shall determine absolutely and cease to be of any further legal effect PROVIDED ALWAYS THAT such mortgagee or chargee or Receiver shall only be entitled to dispose of the Affordable Housing Units free from the obligations contained within this Second Schedule if the mortgagor was both an RP at the time the mortgage or charge was granted and at the time of default. If the mortgagor is no longer an RP at the time of default, the obligations contained within this Second Schedule shall continue to bind the chargee, Receiver or any successor in title

6. Disposal by Housing Association or RP

The liability of a Housing Association or RP under this Second Schedule shall cease (subject to and without prejudice to the Council's rights in relation to any antecedent breach of the obligations contained in this Second Schedule) after a Housing Association or RP shall have parted either (a) (in the case of a disposal of all the Affordable Housing Units) with all interest in the Affordable Housing Units or (b) (in the case of a disposal of an Affordable Housing Unit) with all its interest in the Affordable Housing Unit

7. Disposal by Protected Tenant

The covenants in this Second Schedule shall not apply to a Protected Tenant in relation to any Affordable Housing Unit or any mortgagee or chargee of a Protected Tenant or any person deriving title from a Protected Tenant or any successor in title to a Protected Tenant and their respective mortgagees and chargees

8. Affordable DMS Units

The Owner shall:

8.1 Practically Complete the Affordable DMS Units and make them ready for

residential Occupation prior to the Occupation of 80% (eighty per cent) of the Open Market Units; and

8.2 not less than 6 (six) months prior to the anticipated date of Practical Completion of the Affordable DMS Units give the Council written notice confirming:

8.2.1 the unit type and location of the Residential Units to be provided as Affordable DMS Units:

8.2.2 the anticipated date of Practical Completion of the Affordable DMS Units; and

8.2.3 the Open Market Value of the Affordable DMS Units PROVIDED THAT the Owner may notify to the Council an updated Open Market Value for each Affordable DMS Unit prior to Occupation of that Affordable DMS Unit.

9. Purchasers

Subject to the provisions of Paragraph 10 of this Schedule, the Owner will only dispose of the Affordable DMS Units at the DMS Sale Price to persons who satisfy the DMS Eligibility Criteria unless paragraph 8.4 applies

10. Release

The Owner will be free to sell an Affordable DMS Unit to any person if:

10.1 by 8 (eight) weeks before Practical Completion of that Affordable DMS Unit contracts have not been exchanged for the sale and purchase of that Affordable DMS Unit between the Owner and a DMS Purchaser (acting reasonably); or

10.2 by 4 (four) weeks before Practical Completion of that Affordable DMS Unit the DMS Purchaser indicates an inability to complete a contract for sale in respect of that Affordable DMS Unit; or

10.3 the Owner and the Council agree in writing that there are no other suitable purchasers who satisfy the DMS Eligibility Criteria and the Owner having used reasonable endeavours is unable to sell the Affordable DMS Unit to an

alternative suitable purchaser who has been Approved by the Council at the DMS Sale Price with completion of such sale taking place on the date of Practical Completion of the relevant Affordable DMS Unit; or

10.4 the Owner and the Council agree at an earlier date that there is no realistic prospect of selling the relevant Affordable DMS Unit at the DMS Sale Price.

11. Equity Payment

11.1 Where paragraph 10 of this Schedule applies:

11.1.1 the Owner will pay to the Council the Equity Payment within 5 (five) Working Days of legal completion of the sale of the relevant Affordable DMS Unit;

11.1.2 the relevant Affordable DMS Unit will cease to qualify as a Affordable DMS Unit for the purposes of this Deed upon the date of such payment and thereafter in relation to the relevant Affordable DMS Unit the provisions of this Schedule shall cease to apply and shall determine absolutely; and

11.1.3 the Council will use the Equity Payment solely towards the provision of Affordable Housing within its administrative area.

THE THIRD SCHEDULE

Construction Employment and Skills Measures

1 **Construction ESP**

1.1 Unless the Owner gives written notice to the Council that it wishes to pay the Construction ESP Contribution in lieu of its obligation to prepare the Construction ESP (in which case Paragraphs 1.2 and 1.3 below shall apply), not to Implement unless and until Paragraphs 1.4 and 1.5 below have been complied with.

1.2 If the Owner gives written notice to the Council that it wishes to pay the Construction ESP Contribution:

(a) to pay the Construction ESP Contribution to the Council prior to Implementation; and

(b) not to Implement unless and until the Construction ESP Contribution has been paid to the Council in full.

1.3 On payment of the Construction ESP Contribution in accordance with Paragraph 1.2 above the provisions of Paragraphs 1.4 to 1.7 below shall absolutely determine and cease to be of any further legal effect.

1.4 No later than three (3) months before Implementation, to submit the Construction ESP to the Council for Approval PROVIDED ALWAYS that if the Construction ESP has not been Approved by the Council or the Council has not provided comments on the Construction ESP within thirty (30) Working Days from its submission the Construction ESP shall be deemed to be Approved

1.5 Not to Implement unless and until:

(a) the Construction ESP has been Approved or deemed Approved pursuant to paragraph 1.4 above; and

(b) the Construction ESP Monitoring Fees has been paid to the Council.

1.6 Not to construct otherwise than in accordance with the Construction ESP as Approved by the Council pursuant to Paragraph 1.5 PROVIDED THAT for the avoidance of any doubt this obligation shall continue until Practical Completion.

1.7 In carrying out its obligations under Paragraphs 1.4 to 1.6 above, to co-operate with the Council and its Partner Organisation in the preparation of, and compliance with, the Construction ESP as Approved by the Council.

THE FOURTH SCHEDULE

("Parking Survey")

The Owner covenants and agrees with the Council as follows:-

1. Prior to Implementation of the Development the Owner shall carry out and submit to the Council for Approval the Initial Car Parking Survey **PROVIDED ALWAYS** that if the Initial Car Parking Survey has not been Approved by the Council or the Council has not provided comments on the Initial Car Parking Survey within thirty (30) Working Days from its submission the Initial Car Parking Survey shall be deemed to be Approved

2. The Owner shall not Implement the Development until the Initial Car Parking Survey carried out and submitted by the Owner has been Approved or deemed to have been Approved pursuant to Paragraph (1) of this Fourth Schedule

3. Within three (3) months of First Occupation of first C3 Dwelling on Parcel A the Owner shall carry out and submit to the Council for Approval the Subsequent Parking Survey **PROVIDED ALWAYS** that if the Subsequent Parking Survey has not been Approved by the Council or the Council has not provided comments on the Subsequent Parking Survey within thirty (30) Working Days from its submission the Subsequent Parking Survey shall be deemed to be Approved

4. In the event that the Subsequent Parking Survey identifies an increase in on-street car parking over and above the level revealed by the Initial Car Parking Survey the Owner shall pay the Traffic Management Contribution to the Council within thirty (30) Working Days of receipt of the Council's invoice for the Traffic Management Contribution

FIFTH SCHEDULE
("Public Access")

The Owner covenants with the Council as follows:

1. Prior to First Occupation of the Application Land the Owner shall submit the Public Access Strategy to the Council for approval **PROVIDED ALWAYS** that if the Public Access Strategy has not been Approved by the Council or the Council has not provided comments on the Public Access Strategy within twenty-five (25) Working Days from its submission the Public Access Strategy shall be deemed to be Approved

2. Not to Occupy or allow the Occupation of any part of the Application Land until the Public Access Strategy has been submitted to and approved by the Council or deemed to have been Approved pursuant to Paragraph (1) of this Fifth Schedule

3. Following Approval of the Public Access Strategy as above to provide maintain and manage public access to the Public Access Land in accordance with the approved Public Access Strategy

THE SIXTH SCHEDULE
("Carbon Off-Setting")

The Owner covenants with the Council as follows:

1 **Zero Carbon Offset**

1.1 To ensure a minimum of thirty five percent (35%) improvement in regulated emissions over the target emissions rate as set out in the 2013 Building Regulations is provided for in each and every C3 Dwelling

1.2 Not to Occupy more than 50% of the C3 Dwellings until the Carbon Off-Setting Assessment has been Approved by the Council (unless a different timescale is Approved by the Council to reflect the characteristics of the construction of the Development).

1.3 Not to Occupy more than 50% of the C3 Dwellings until the Zero Carbon Offset Contribution has been paid to the Council.

SEVENTH SCHEDULE
("Community Use Agreement")

The Owner covenants with the Council as follows:

1. Prior to Occupation of any part of the Application Land the Owner shall:

   (a) prepare the Community Use Agreement

   (b) use reasonable endeavours to consult with Sport England in relation to the content of the Community Use Agreement; and

   (c) submit a draft Community Use Agreement to the Council for Approval **PROVIDED ALWAYS** that if the Community Use Agreement has not been Approved by the Council or the Council has not provided comments on the Community Use Agreement within twenty (20) Working Days from its submission the Community Use Agreement shall be deemed to be Approved

2. Not to Occupy or permit the Occupation of any part of the Application Land until the draft Community Use Agreement has been submitted to and Approved by the Council or deemed to have been Approved pursuant to Paragraph (1) of this Seventh Schedule

3. Following the approval of the Community Use Agreement by the Council to use reasonable endeavors to enter in to the Community Use Agreement and thereafter provide maintain and manage all of the Community Use Areas in accordance with the approved Community Use Agreement PROVIDED ALWAYS THAT it is agreed between the parties that those Community Use Areas comprising the cricket pitch and croquet lawn shown on Parcel G may be managed and/or leased to a third party

EIGHTH SCHEDULE

("Age-Restricted Dwellings, Care Home and Assisted Living Units")

The Owner covenants with the Council as follows:

Age Restricted Dwellings

1. Not to permit Occupation of any Age Restricted Dwelling other than by (unless otherwise Approved by the Council):
    a. Persons aged 55 years or over (an "Approved Occupier")
    b. a person or persons living with an Approved Occupier as part of a single household (if applicable); or
    c. a person or persons living as part of a single household with the Approved Occupier who has since died or has moved to a care home

Care Home

1. To procure that the Care Home is operated by a Care Provider and not to cause or permit the operation or management of the Care Home by any person or body which is not a Care Provider; and not to cause or permit or allow the Occupation of the Care Home until a Care Provider has been appointed or has an interest in the Care Home and is operating or managing the Care Home.
2. To provide a staffed reception and management office to provide day to day assistance, during normal working hours in the daytime, and to provide 24 hours of residential, nursing or dementia care to all residents of the Care Home
3. Not to use the Care Home for any use other than a use falling within Use Class C2 of the Town and Country Planning Act (Use classes) Order 1987 (as amended) unless otherwise Approved by the Council;

Assisted Living Units

1. Not to permit Occupation of any Assisted Living Unit other than by (unless otherwise Approved by the Council):
    a. A Qualifying Occupier

b. a person or persons living with a Qualifying Occupier as part of a single household (if applicable); or

c. a person or persons living as part of a single household with a Qualifying Occupier who has since died or has moved to a Care Home.

2. Not to use the Assisted Living Units for any use other than a use falling within Use Class C2 of the Town and Country Planning Act (Use classes) Order 1987 (as amended) unless otherwise Approved by the Council;

3. To procure that prior to the Occupation of any Assisted Living Unit arrangements are in place to deliver the Basic Care Services for Occupiers of the Assisted Living Units and not to permit the Occupation of any Assisted Living Unit until arrangements have been put in place to deliver the Basic Care Services for Occupiers of the Assisted Living Units;

4. To prepare a written assessment of the specific need for Personal Care of each Qualifying Occupier prior to their Occupation of an Assisted Living Unit and to review each Qualifying Occupier's specific need for Personal Care periodically in writing as appropriate and at least annually;

5. To provide a copy of the Qualifying Occupier Log to the Council within ten (10) Working Days of a written request from the Council; and

6. To provide the Basic Care Services to the Occupiers of the Assisted Living Units.

THE NINTH SCHEDULE
("Conservation Landscape Management Plan")

The Owner covenants with the Council as follows:

1. Prior to Occupation of any part of the Application Land to submit the Conservation Landscape Management Plan for approval **PROVIDED ALWAYS** that if the Conservation Landscape Management Plan has not been Approved by the Council or the Council has not provided comments on the Conservation Landscape Management Plan within twenty-five (25) Working Days from its submission the Conservation Landscape Management Plan shall be deemed to be Approved.

2. Not to Occupy any part of the Application Land until a Conservation Landscape Management Plan has been submitted to and Approved (or deemed Approved as above) by the Council.

3. To implement and observe in full the terms of the Conservation Landscape Management Plan.

TENTH SCHEDULE
("Highways Agreement")

The Owner covenants and agrees with the Council as follows:

1 **Highways Agreement**

1.1 To enter into a Highways Agreement with the Council for the Highways Works prior to Occupation of the Development

1.2 Not to Occupy or permit the Occupation of any Dwelling forming part of Parcel E and Parcel F until the Highways Works have been completed and are on maintenance.

THE ELEVENTH SCHEDULE
("the Council's Obligations")

1. Within five (5) Working Days after the date of this Agreement the Council will issue the Planning Permission

2. In this Agreement where the agreement approval consent or any other expression of satisfaction is required from the Council that agreement approval consent or any other expression of satisfaction shall be given in writing and shall not be unreasonably withheld or delayed

3. The Council covenants with and undertakes to the Owner that the Contributions will be utilised for the purposes specified in the Agreement and for no other purposes

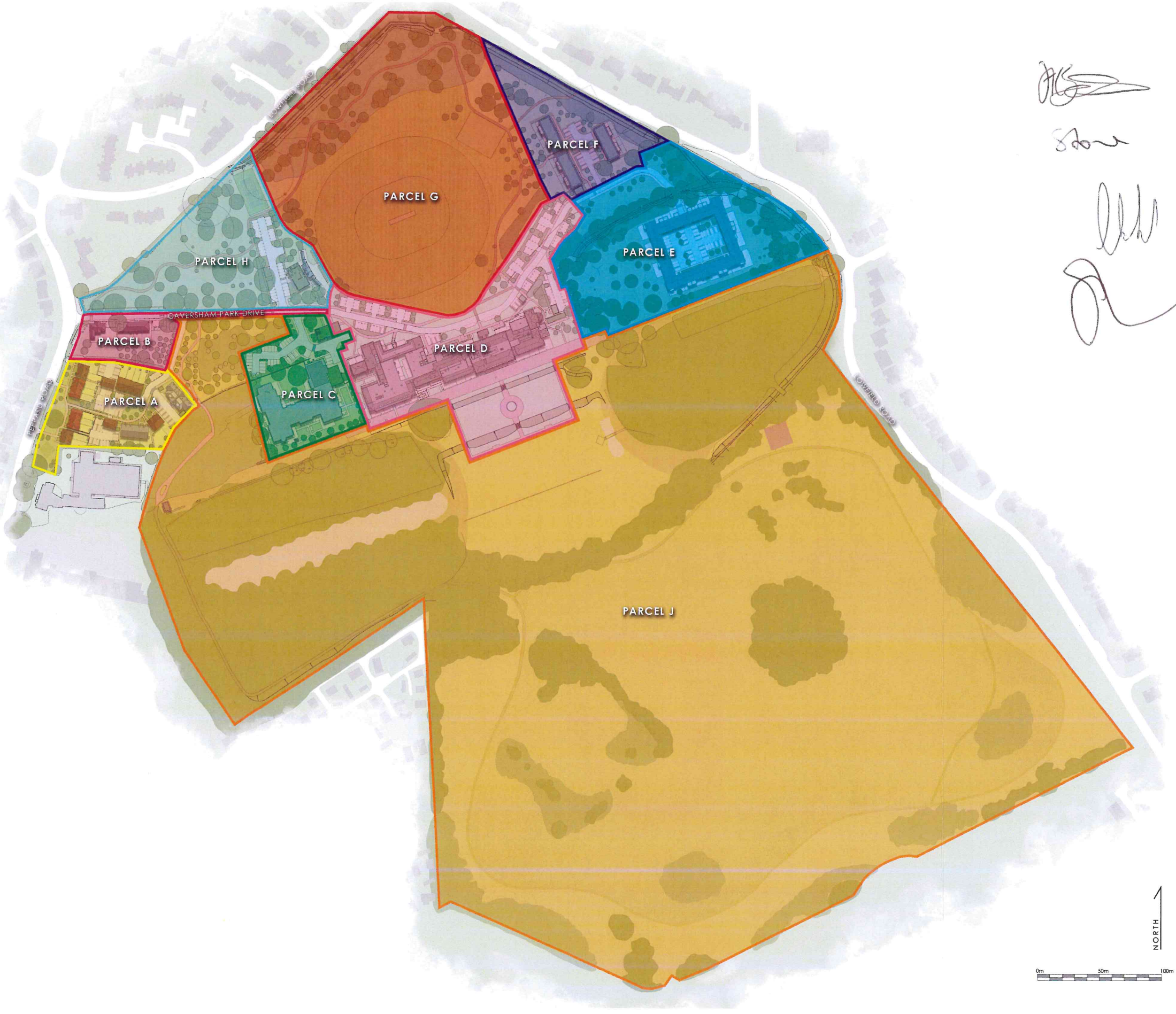
4. Following receipt of a written request from the person who paid the relevant Contribution, to re-pay to that person such Contribution (or part of that Contribution) which has not upon the expiration of the Prescribed Period been expended, committed, allocated and/or contracted to be expended together with interest on any balance then remaining unspent of the relevant Contribution (or part of that Contribution) at the Bank of England base rate for the time being in force such payment to be made within twenty-eight (28) days of receipt by the Council of the written request PROVIDED THAT:

   (a) any such written request for repayment must be made within six (6) months of the expiration of the Prescribed Period; and

5. the Council shall not be required to return any part of the Contribution if it does not receive such a request within six (6) months of expiration of the Prescribed Period. If a written request for repayment of any Contribution is not received as specified in paragraph 4 above, any remaining Contribution (or part of the Contribution) including any interest on any balance then held by the Council shall be used by the Council for any other purpose identified for any other Contribution in this Agreement or for the benefit of the Local Area in the vicinity of the Development.

ANNEXURE 1

("the Plans")



NOTES:

DIMENSIONS ARE NOT TO BE SCALED FROM THIS DRAWING.

ALL DIMENSIONS ARE TO BE CHECKED AGAINST ACTUAL SITE DIMENSIONS BEFORE ANYWORK IS FABRICATED

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REVISIONS

Rev.	Date	Description
A	25.10.24	Amended

Client :
Beechcroft
Developments Ltd.

Job :
Caversham Park

Drawing Title:
Parcel Plan

Scale:
1:1000 @ A0

Date:
Oct 24

Drawn By Checked
RN/SR ***

Drawing No:
3251.161024

Revision:
A

FOR INFO

The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 8HE
T: 01235 765322 F: 01235 765373

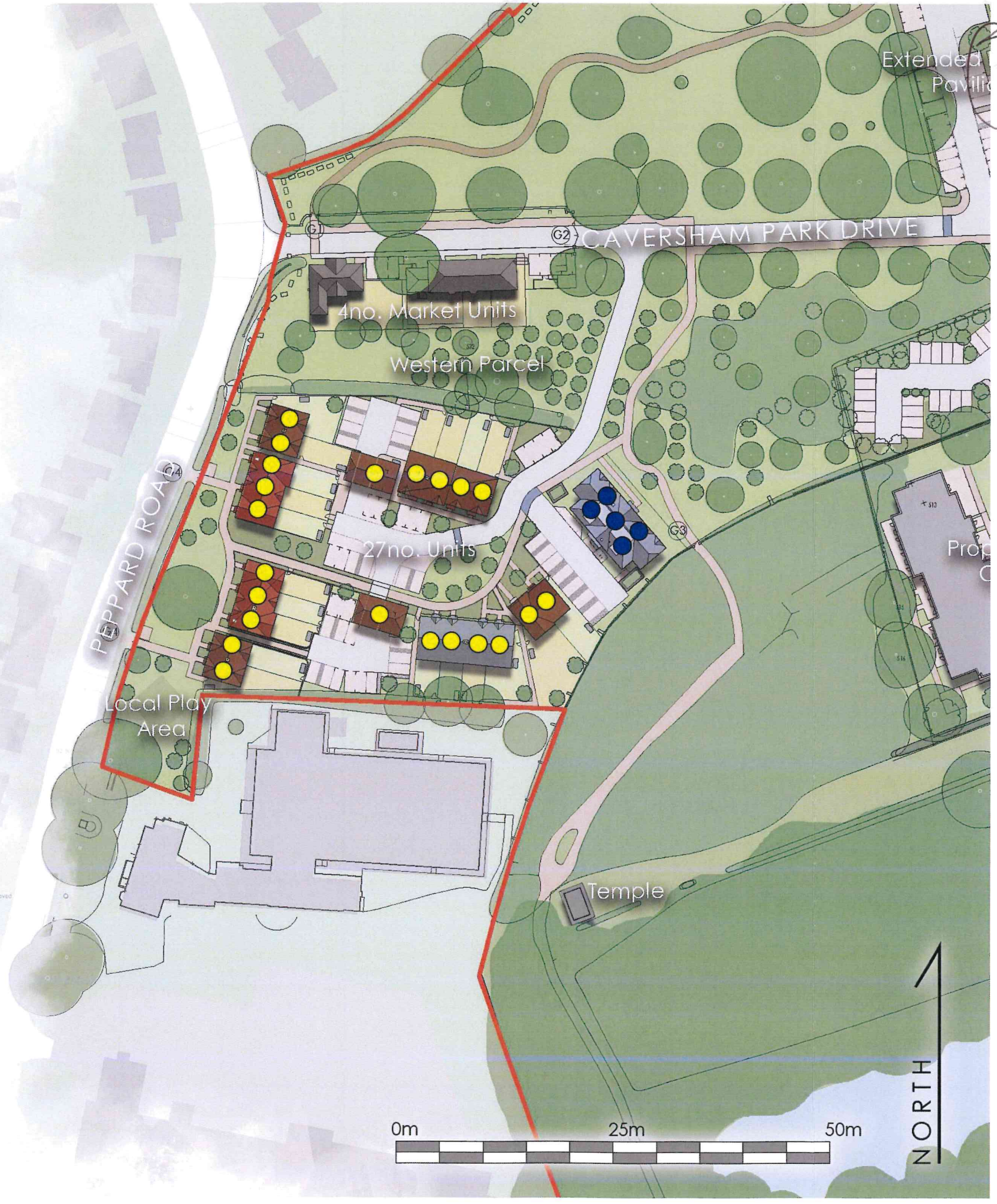
The Mansion House, Northam Park, Coalmans, Wishaw, ML2 0RP
T: 01349 700489 F: 01249 470977

info@bhpharwood.co.uk - www.bhpharwood.co.uk

BHP HARWOOD
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KEY

- Affordable
- Discount Market Sale



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REVISIONS

Rev.	Date	Description
A	21.12.22	Updated
B	08.06.23	Updated
C	25.01.24	Updated
D	14.02.24	Updated

Client :
Beechcroft Developments

Job :
Caversham Park

Drawing Title:
Land to West Tenure Plan

Scale:
1:1000 @A3

Date: Dec 22
Drawn By: SR
Checked: ***

Drawing No: 3251.P.242
Revision: D

PLANNING

The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 8NE
T: 01235 765322 F: 01235 765373

The Mansion House, Hartham Park, Corsham,
Wiltshire, SN13 0RP
T: 01249 700489 F: 01249 470077

info@bhpharwood.co.uk - www.bhpharwood.co.uk

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REVISIONS

Rev.	Date	Description
A	17.11.21	Amended
B	22.11.21	Road Names Added
C	14.12.21	Road Names Added



Client :
BEECHCROFT
DEVELOPMENTS LTD

Job :
CAVERSHAM PARK

Drawing Title:
Location Plan

Scale:
1:1250 @ A0

Date: Mar 22
Drawn By CM
Checked

Drawing No: 3251.P.100
Revision: C

PLANNING

The Stable Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 8NE
T: 01235 765322

BHP Harwood, Box Moore Estate,
Bath, BA1 3AA
T: 01225 969380

info@bhpharwood.co.uk - www.bhpharwood.co.uk

BHP HARWOOD
ARCHITECTS



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ALL DIMENSIONS ARE TO BE CHECKED IN SITU BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS.

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REVISIONS

Rev.	Date	Description
A	06.06.24	Amended
B	14.06.24	Amended
C	25.10.24	Amended
D	25.10.24	Amended
E	28.10.24	Amended

Areas open to the public

NORTH

0m 50m 100m

Client :
Beechcroft Developments Ltd.

Job :
Caversham Park

Drawing Title:
Public Open Space Plan

Scale:
1:1000 @ A0

Date: Jun 2024 | Drawn By JO | Checked ***

Drawing No: 3251.P.409 | Revision: E

PLANNING
The White Barn, Manor Farm, Manor Road
Wantage, Oxfordshire, OX12 9NE
T: 01235 765322 F: 01235 765373
The Manor House, Northam Park, Corsham, Wiltshire, SN13 0BP
T: 01249 700489 F: 01249 410017
info@bhpharwood.co.uk - www.bhpharwood.co.uk
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ANNEXURE 2

("the draft Planning Permission")

Reading Borough Council
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TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

Application for Full planning permission

To: Savills UK
Hawker House
5 – 6 Napier Court
Napier Road
Reading
RG1 8BW

Application No: PL/22/0409
Application type: Full planning permission

Applicant: C/O Agent Beechcroft Developments Ltd

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Redevelopment of Caversham Park for 'assisted living accommodation (Class C2) for over 55's through conversion of Caversham Park House, erection of a care home (Class C2) and age-restricted retirement dwellings (Class C3) including conversion of existing buildings Bursars House and The Lodge. Erection of affordable housing (Class C3 non-age restricted) and refurbishment/extension of existing pavilion to provide changing facilities, café/studio/interpretation hub, sports provision of 1 croquet lawn, refurbishment of tennis court and retention of cricket pitch, associated parking and landscaping following demolition of extensions/outbuildings to the main house (amended description)

At: Caversham Park Peppard Road Caversham Reading RG4 8TZ

Subject to such conditions and for such reasons as may be attached

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: Draft. Subject to s106

Acting Assistant Director, Planning, Transport & Public Protection

DRAFT

Reading Borough Council
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PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Application At: Caversham Park Peppard Road Caversham Reading RG4 8TZ

Application No: PL/22/0409
Application type: Full planning permission

CONDITIONS & REASONS

1. The development hereby permitted shall begin no later than *three* years from the date of this planning permission.
REASON: In pursuance of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004) in order to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

19-141-110 - Proposed Site Plan 02 Rev I
19-141-120 – Proposed Ground Floor Plan Rev F
19-141-121 – First Floor Plan Proposed – Rev F
19-141-122 – Second Floor Plan Proposed – Rev F
19-141-123 – Roof Plan Proposed Rev F
19-141-150 – Proposed Elevations Sheet 1 – Rev H
19-141-151 – Proposed Elevations Sheet 2 – Rev H
19-141-152 – Proposed Elevations Sheet 3 – Rev H
Received by the Local Planning Authority on 30th November 2023

LA002 Landscape Strategy – Southern Area Rev F
LA003 Illustrative Landscape Strategy – Western Detail Rev A
LA004 Illustrative Landscape Strategy – Orchard Details Rev A
LA005 Illustrative Landscape Strategy – Pavilion Details Rev A
LA006 Illustrative Landscape Strategy – Central Driveway Detail
Received by the Local Planning Authority on 11th August 2023

3251.P.100 Location Plan Rev C
3251.P.103 B&W 1:500 LTW Site Plan Extract Rev Q
3251.P.105 Demolition site Plan Rev K
3251.P.106 B&W sheet 2 of 2 Rev G
3251.P.109 LTW Enclosures Rev L
3251.P.110 Existing Elevations
3251.P.111 Existing GFP (1 of 2)
3251.P.112 Existing GFP (2 of 2)

Date: Draft. Subject to s106

Acting Assistant Director, Planning, Transport & Public Protection

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3251.P.113	Existing FFP (1 of 2)
3251.P.114	Existing FFP (2 of 2)
3251.P.115	Existing UFP & SFP
3251.P.116	Existing Roof Plan (1 of 2)
3251.P.117	Existing Roof Plan (2 of 2)
3251.P.118	Existing Basement
3251.P.121	Topo Data Survey Rev C
3251.P.122	Bike Store Plans and Elevations Rev D
3251.P.123	Bin Store Plans and Elevations Rev F
3251.P.124	Bin & Bike Store Plans and Elevations Rev H
3251.P.126	LTW Parking Plan Rev R
3251.P.127	MH Parking Plan Rev L
3251.P.131	Ancillary Buildings Plans & Elevations sheet 1
3251.P.132	Ancillary Buildings Plans & Elevations sheet 2 Rev A
3251.P.133	Ancillary Buildings Plans & Elevations sheet 3 Rev A
3251.P.134	Typical conversion details- party walls
3251.P.135	Typical conversion details- partitions
3251.P.136	Main House Existing Elevations Front (North)
3251.P.137	Main House Existing Elevations Rear (South)
3251.P.138	Main House Existing Elevations (East and West)
3251.P.140	Block Plan Existing sheet 1 of 2
3251.P.141	Block Plan Existing sheet 2 of 2
3251.P.142	Ancillary Buildings Demolition Plans and Elevations sheet 1 of 3
3251.P.143	Ancillary Buildings Demolition Plans and Elevations sheet 2 of 3 Rev A
3251.P.144	Ancillary Buildings Demolition Plans and Elevations sheet 3 of 3 Rev A
3251.P.145	Gates and Railings Plans & Elevations Rev E
3251.P.156	Existing Pavilion Plans & Elevations
3251.P.157	Proposed Pavilion Plans & Elevations Rev F
3251.P.158	Proposed Bursars & Gate House Demolition Plans & Elevations Rev A
3251.P.159	Proposed Bursars & Gate House Plans & Elevations Rev D
3251.P.160	Existing Bursars & Gate House Plans & Elevations Rev A
3251.P.164	Conversion Main House Proposed Front Elevation View 1 Rev E
3251.P.165	Conversion Main House Proposed Front Elevation View 2 Rev F
3251.P.166	Conversion Main House Proposed Front Elevation View 3 Rev D
3251.P.167	Main House Proposed Side & Rear Elevation View 1 Rev E
3251.P.168	Conversion Main House Proposed Rear Elevation Views 2 & 3 Rev E
3251.P.169	Conversion Main House Proposed East Side Elevation Rev D
3251.P.170	Conversion Main House Proposed Elevations 5 & 6 Rev D
3251.P.171	Main House Elevations 7, 8, 9, 19 Inner Courtyard Rev D
3251.P.172	Conversion Main House Fire Strategy GF Plan Rev K
3251.P.173	Conversion Main House Fire Strategy FF Plan Rev N

Date: Draft. Subject to s106

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3251.P.174	Conversion Main House Fire Strategy UF & SF Rev H
3251.P.175	Conversion Main House Ground Floor Plan sheet 1 of 3 Rev M
3251.P.176	Conversion Main House Ground Floor Plan sheet 2 of 3 Rev S
3251.P.177	Conversion Main House Ground Floor Plan sheet 3 of 3 Rev N
3251.P.178	Conversion Main House First Floor Plan sheet 1 of 3 Rev M
3251.P.179	Conversion Main House First Floor Plan sheet 2 and 3 Rev M
3251.P.180	Conversion Main House First Floor Plan sheet 3 of 3 Rev N
3251.P.181	Conversion Main House Upper First Floor Plan Rev J
3251.P.182	Conversion Main House Second Floor Plan rev J
3251.P.183	Conversion Main House Roof Plan sheet 1 of 3 Rev H
3251.P.184	Conversion Main House Roof Plan sheet 2 of 3 Rev M
3251.P.185	Conversion Main House Roof Plan sheet 3 of 3 Rev J
3251.P.186	Conversion Main House GF Demolition Plan sheet 1 of 2 Rev J
3251.P.187	Conversion Main House GF Demolition Plan sheet 2 of 2 Rev J
3251.P.188	Conversion Main House FF Demolition Plan sheet 1 of 2 Rev H
3251.P.189	Conversion Main House FF Demolition Plan sheet 2 of 2 Rev H
3251.P.190	Conversion Main House UF & SF Demolition Plans Rev G
3251.P.191	Conversion Main House RP Demolition Plan Rev H
3251.P.192	Main House Demolition Elevations Rev E
3251.P.194	Main House Conversion Plot 21 Mezzanine Section (Plot 21) Rev J
3251.P.196	Proposed Basement Floor Plan
3251.P.213	LTE - Southern Courtyard Ground Floor Plan Rev G
3251.P.214	LTE - Southern Courtyard First Floor Plan Rev G
3251.P.215	LTE - Southern Courtyard Roof Plan Rev D
3251.P.233	LTE – Southern Courtyard Elevations (outer) sheet 1 of 2 Rev F
3251.P.234	LTE - Southern Courtyard Elevations (inner) sheet 2 of 2 Rev F
3251.P.237	LTN Plots 66-77 Rev C
3251.P.242	LTW Tenure Plan Rev D
3251.P.243	LTN Fire Plans
3251.P.244	LTE – Southern Courtyard Ground Floor Plan FIRE Strategy Rev E
3251.P.245	LTE – Southern Courtyard First Floor Plan FIRE Strategy Rev E
3251.P.300	LTW Plots 1-5 Plans and Elevations Rev A
3251.P.301	LTW Plots 6-7 Plans and Elevations Rev B
3251.P.302	LTW Plots 8-11 Plans and Elevations Rev A
3251.P.303	LTW Plot 12 Plans and Elevations Rev B
3251.P.304	LTW Plots 13-14 Plans and Elevations Rev B
3251.P.305	LTW Plots 15-17 Plans and Elevations Rev A
3251.P.306	LTW Plots 18-20 Plans and Elevations Rev B
3251.P.307	LTW Plots 21-22 Plans and Elevations Rev A
3251.P.308	LTW Plots 23-27 Plans and Elevations Rev B
3251.P.309	Section From Peppard Road Rev D

Date: Draft. Subject to s106

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3251.P.310 Contextual Section B_B Rev C
3251.400 Main House Proposed Plans 1
3251.401 Main House Proposed Plans 2
3251.402 Main House Existing Plans 1
3251.403 Main House Existing Plans 2
3251.404 Main House Sections A_A Rev B
3251.405 Main House Sections B_B
3251.406 Main House Sections C_C
3251.407 Main House Sections D_D
3251.408 Main House Sections E_E
LA001 Landscape Strategy – Northern Area Rev N
LA007 Illustrative Landscape Strategy – North-Eastern Residential Parcel Detail Rev E
LA008 Illustrative Landscape Strategy – Eastern Residential Parcel Details Rev E
Caversham Park Landscape & Visual Appraisal (March 2024)
Caversham Park Landscape & Visual Appraisal (March 2024)
Air Quality Assessment (and update) prepared by Aether Ltd.
Heritage Assessment (and Addendum) prepared by Montagu Evans (March 2024)
Design and Access Statement (and Addendum) prepared by BHP Harwood Architects.
Habitat Survey & Biodiversity Net Gain (and update) prepared by Aspect Ecology; required)
Received by the Local Planning Authority on 11th March 2024

3251.P.101 Site Plan sheet 1 of 2 Rev AF
3251.P.102 B&W 1:500 LTE Site Plan Extract Rev Q
3251.P.104 Colour Site Plan Rev AL
3251.P.107 Refuse Strategy Rev F
3251.P.108 LTE Enclosures Rev L
3251.P.125 Materials Plan Rev J
3251.P.128 LTE Parking Plan Rev P
3251.P.250 Site Wide Contextual Section Rev F
3251.P.251 Scheme Comparison Rev H
Received by the Local Planning Authority on 13th June 2024

8210894/6103 – Proposed Footway Link Rev A
Received by the Local Planning Authority on 14th June 2024

3251.161024 Parcel Plan Rev A
3251.P.409 Public Open Space Plan Rev E
Received by the Local Planning Authority on 25th November 2024

Date: Draft. Subject to s106

Acting Assistant Director, Planning, Transport & Public Protection

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REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. No development shall commence on site, including any works of demolition and vegetation clearance, until a site-specific Construction Method Statement has been submitted to and been approved in writing by the Local Planning Authority. The Statement shall provide for:
   A. The parking of vehicles and site operatives and visitors, to be shown on a Plan not less than 1:500 and to include the total amount of parked vehicles;
   B. Loading and unloading of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;
   C. Storage of plant and materials relating to demolition and construction of the development: areas to be shown on a plan not less than 1:500;
   D. The erection and maintenance of security hoarding (including decorative displays/murals/scaffolding if required);
   E. Wheel washing facilities;
   F. Measures on-site to control the deposition of dirt/mud on surrounding roads during demolition and construction;
   G. Measures for controlling the use of site lighting whether required for safe working or for security purposes;
   H. Method of any piling;
   I. Footpath Closures/Road Closures needed during demolition and construction;
   J. Traffic Management needed during demolition and construction (considering cumulative impacts with other developments in the local area);
   K. Times, routes and means of access into and from the site for demolition and construction traffic and delivery vehicles (including the removal of any associated construction and demolition waste from the site and methods of preventing deposition of materials on the public highway);
   L. A commitment to regular meetings with the Council's Streetworks Co-ordinator;
   M. A dust mitigation and monitoring scheme during demolition and construction
   N. Measures to control noise including controls on timing of operations (to include quiet periods);
   O. Provisions to be made for the control of vibrations coming from the site during demolition and construction
   P. Temporary external lighting relating to demolition and construction works;
   Q. A scheme for recycling/disposing of waste resulting from the demolition and construction works;
   R. Measures to control exposure to contaminated land;
   S. Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements
   T. Contact details and a "helpline" number should be provided so that problems can be reported and dealt with swiftly.

   The measures within the approved Statement shall be adhered to throughout the demolition and construction period unless otherwise agreed in writing by the Local Planning Authority.

Date: Draft. Subject to s106

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REASON: These details are required due to insufficient information being contained within this submission and in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety in accordance with Policy CC8 and TR3 of the Reading Borough Local Plan 2019.

4. No development shall commence on site (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
   a) Risk assessment of potentially damaging construction activities.
   b) Identification of "biodiversity protection zones".
   c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
   d) The location and timing of sensitive works to avoid harm to biodiversity features.
   e) The times during construction when specialist ecologists need to be present on site to oversee works.
   f) Responsible persons and lines of communication.
   g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
   h) Use of protective fences, exclusion barriers and warning signs.

   The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
   REASON: To minimise impacts on biodiversity in accordance with Paragraphs 185 and 186 of the NPPF and Policy EN12 of the Reading Borough Local Plan 2019.

5. In the event that contamination is found at any time when carrying out the approved development not previously identified, development shall be halted on that part of the site the contamination reported in writing to the Local Planning Authority.

   An assessment of the nature and extent of contamination shall be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, shall be submitted in writing to the Local Planning Authority for its written approval.

   The measures in the approved remediation scheme shall be implemented in accordance with the approved timetable. Halted works shall not be re-commenced until the measures identified in the approved remediation scheme have been completed and a validation report has been submitted to and been approved in writing by the Local Planning Authority.
   REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

Date: Draft. Subject to s106

Acting Assistant Director, Planning, Transport & Public Protection

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6. No construction, demolition or associated deliveries shall take place outside the hours of 0800hrs to 1800hrs Mondays to Fridays, and 0800hrs to 1300hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior written approval from the Local Planning Authority.

   REASON: In order to protect occupiers of nearby properties from unreasonable disturbance from works connected with implementing this permission in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

7. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

   REASON: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policy CC8 of the Reading Borough Local Plan 2019.

8. No development hereby permitted shall take place other than in strict accordance with the following approved archaeological written schemes of investigation:

   - Thames Valley Archaeological Services – Area LTN, Caversham Park, Caversham, Reading, Berkshire – Project Specification for an archaeological evaluation dated 15th September 2023 ref. CPC21-252ev
   - Thames Valley Archaeological Services – Area LTW, Caversham Park, Caversham Reading, Berkshire – Project specification for an archaeological evaluation dated 15th September 2023
   - Thames Valley Archaeological Services – Caversham Park, Caversham, Reading, Berkshire – Archaeological Evaluation ref. CPC21/252
   - Thames Valley Archaeological Services – Area CH, Caversham Park, Caversham, Reading, Berkshire – Project Specification for an archaeological evaluation dated 15th September 2023 ref. CPC21-252ev

   Received by the Local Planning Authority on 25th November 2024

   No parcel of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be first occupied or used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved WSI's for that parcel and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

   REASON: because the site lies in an area of archaeological potential, as illustrated by the Berkshire Archaeology Historic Environment Record. Archaeological monitoring or evaluation will ensure preservation, either by record or in situ, of any heritage assets present on the site in a manner appropriate to their significance, Policy EN1 and EN2 of the Reading Local Plan 2019.

9. No development hereby permitted (excluding demolition, site compound, fencing, tree removal and protection) shall commence until details confirming that either all foul water network upgrades required

Date: Draft. Subject to s106

Acting Assistant Director, Planning, Transport & Public Protection

Reading Borough Council
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to accommodate the additional flows from the development have been completed or a development and infrastructure phasing plan that has been agreed with Thames Water, has been submitted and approved by the Local Planning Authority. Where an infrastructure phasing plan is approved no part of the development shall be occupied other than in strict accordance with the approved infrastructure phasing plan.
REASON: Network reinforcement works are likely to be required to accommodate the proposed development in accordance with Policy CC9 of the Reading Borough Local Plan 2019.

10. No parcel of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be first occupied or used until, the sustainable drainage scheme for that parcel has been completed in accordance with the submitted a Glanville Flood Risk Assessment ref. 013_ 8210940_AP_Flood_Risk_Assessment Issue 6 received dated 27th February 2024 and received by the Local Planning Authority on 27th February 2024. The sustainable drainage scheme for each parcel shall be managed and maintained thereafter in accordance with the agreed details within the Glanville Flood Risk Assessment ref. ref. 013_ 8210940_AP_Flood_Risk_Assessment Issue 6 dated 27th February 2024 and received by the Local Planning Authority on 27th February 2024
REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

11. No part of the development hereby permitted shall be occupied until a security strategy, including measures to be incorporated into the development to demonstrate how full and robust access control to all parts of the development will be achieved, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved security strategy, with measures in the approved scheme in place before the first occupation of the flats and permanently retained and maintained thereafter.
REASON: To protect the amenity and safety of future occupants of the proposed development in accordance with Policies CC7 and CC8 of the Reading Local Plan 2019

12. No development hereby permitted (including any demolition or vegetation clearance) shall commence until a badger sett survey of the development site and immediately adjacent areas (that are within 30m of the application site and where access can be easily obtained) has been undertaken and brief letter report detailing the findings of the survey submitted to the Local Planning Authority. The survey shall be undertaken no more than 28 days prior to the commencement of works on site. If surveys show that a licence to disturb a badger sett is required a copy of a valid Natural England licence is to be submitted to the Local Planning Authority prior to the commencement of works that could disturb the sett. Thereafter all mitigation measures approved in the licence shall be maintained on-site in accordance with the approved details
REASON: Badgers are known to inhabit the area and, although no active setts were present at the time of the most recent survey, can open-up setts in very short time periods. This condition will ensure that

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protected species are not adversely affected by the demolition in line with wildlife legislation and Local Plan Policy EN12.

13. No development hereby permitted shall commence (including any demolition, vegetation clearance or preparatory works), until a Biodiversity Net Gain Calculation for the application site using the most up to date (at the time of the submission of the application to discharge this conditions) Defra Biodiversity Metric, with supporting documentation, to demonstrate that there will be a minimum 10% net gain in biodiversity units, has been submitted to and approved in writing by the council, including details of how this will be managed in perpetuity. The calculator shall be based upon the detailed landscaping scheme, approved under condition 18, the landscape and ecological management plan agreed under condition 16, and the Construction Environmental Management Plan agreed under condition 4. If the calculator shows that off-site habitat provision or enhancement is required to demonstrate that there will be a 10% increase in biodiversity units, full details of any off-site habitat creation or enhancement including its management in perpetuity should be provided.
REASON: To ensure that a net gain in biodiversity is achieved in accordance with paragraph 185 and 186 of the NPPF and policy EN12

14. No mechanical plant (including air source heat pumps) shall be installed until a noise assessment of the proposed mechanical plant has been submitted and approved by the Local Planning Authority. The assessment shall be carried out for in accordance with BS4142:2014+A1:2019 methodology and shall include the specification and exact location of all proposed air source heat pumps. The predicted specific sound level (LAeq,TR) (with reference to BS:4142) as measured at a point 1 metre external to the nearest noise-sensitive facade shall be at least 10dB below the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. The predicted rating level, LAr,Tr (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to the nearest noise-sensitive façade (habitable window of a dwelling) shall not exceed the pre-existing background sound level, LA90,T when all plant/equipment (or any part of it) is in operation. It should be noted that the nearest noise sensitive façade (habitable window of a dwelling) could be within the development hereby permitted. The plant shall thereafter only be installed in accordance with the assessment and shall thereafter be maintained so that it operates to the same standard.
REASON: To safeguard the amenities of the adjoining premises and the area generally, in accordance with Policy CC8 and EN17 of the Reading Borough Local Plan 2019.

15. No part of the development hereby permitted shall be occupied or first used until details of biodiversity enhancements, to include bird and bat boxes, hedgehog domes, retention of deadwood for stag beetles and invertebrate species and bee bricks and a timetable for implementation of the biodiversity enhancements has been submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancements shall be installed in accordance with the approved details and the development shall not be carried out other than in strict accordance with the approved timetable for

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implementation of the biodiversity enhancements. The biodiversity enhancement measures shall be maintained and managed in accordance with the approved details thereafter.
REASON: To incorporate biodiversity in and around developments in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

16. No part of the development hereby permitted shall be occupied or first used until a landscape and ecological management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape and ecological management plan shall thereafter be carried out in accordance with the approved details and for the period specified.

REASON: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC7, EN12 and EN14 of the Reading Borough Local Plan 2019.

17. No development shall commence on site (including demolition, preparatory works or vegetation clearance) until an Arboricultural Method Statement and Tree Protection Plan in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice for all existing trees that are not shown as being removed on the approved drawings, both within and adjacent to the site, has been submitted to and been approved in writing by the Local Planning Authority. This shall include and up-to-date Tree Survey and details of foundations for all properties within the 'Zones of Influence' of retained and new trees (as defined by NHBC). The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.
REASON: In order to ensure that appropriate protection is given to trees of amenity value within and adjacent to the site in accordance with Policy EN14 of the Reading Borough Local Plan 2019.

18. No development shall commence on site until a comprehensive scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

a. Proposed finished ground and floor levels or contours, means of enclosure (including mammal gaps where appropriate), car parking layouts, other vehicle and pedestrian access and circulation areas;
b. Hard surfacing materials and minor artefacts and other ancillary structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc);
c. Soft landscaping details shall include planting plan (demonstrating a net gain in tree number and vegetation coverage), specification (including cultivation and other operations associated with plant and grass establishment), tree pit specifications, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, green roof specifications, and implementation timetable;

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d. A maintenance programme detailing all operations to be carried out in order to allow successful establishment of planting;
e. routes and details of proposed and existing functional services above and below ground including foul and surface water drainage, soakaways and SUDs details, power, communications cables and water and gas supply pipelines, including access points;
f. A plan showing the 'zones of influence' (with reference to current NHBC guidance) for existing and new trees within the development area (north and east of the main house).

The approved hard and soft landscaping scheme shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, to be agreed in writing by the Local Planning Authority.

REASON: These details are required prior to commencement of development because of insufficient information contained within this submission and in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CC7 of the Reading Borough Local Plan 2019

19. No part of the development hereby permitted shall be occupied or first used until a plan indicating the positions, design, materials and type of all boundary treatments to be erected to the perimeter of the whole application site and a timetable for implementation of the boundary treatments, has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall including the provision of mammal gaps. The boundary treatments shall be installed in accordance with the approved details and the development not carried out other than in strict accordance with the approved timetable for implementation of the boundary treatments. All boundary treatments shall be maintained only in accordance with the approved details thereafter.
REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019.

20. No part of the development hereby permitted shall be occupied or first used until the vehicle access serving it has been constructed in accordance with plan ref. 3251.P.104 Colour Site Plan Rev AL received by the Local Planning Authority on 13th June 2024.
REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Local Plan 2019.

21. No part of the development hereby permitted shall be occupied or first used until a Car Parking Management Plan (CPMP) has been submitted to and approved in writing by the Local Planning Authority. The CPMP shall include full details of how the allocation of the car parking spaces for the residential units has been allocated and details of how the staff and visitors parking will be managed

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within the site. The management plan is shall also include full details of how the allocation of the Pavilion car parking spaces will be provided and managed to ensure the demand does not exceed the level of provision during busy periods. Thereafter the approved CPMP shall be implemented in full and for the lifetime of the development.
REASON: In the interest of the safety and convenience of all highway users in accordance with TR5 of the Reading Local Plan 2019.

22. No part of the development hereby permitted shall be occupied until details of the design, construction and layout of the cricket wicket and pitch, tennis court and croquet lawn, have been submitted to and approved in writing by the Local Planning Authority. No more than 50% of the C3 dwellings and 50% of the C2 assisted living units hereby permitted shall be occupied until the cricket wicket and pitch, tennis court and croquet lawn have been implemented in full, in accordance with the approved details.
REASON: To ensure the proposed leisure and community facilities are fit for purpose and sustainable in accordance with Policies OU1 and RL6 of the Reading Borough Local Plan 2019.

23. Prior to first use of either the cricket pitch, tennis court or croquet lawn within Parcels G and H of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, a Management and Maintenance Scheme for all the proposed sports facilities, including management responsibilities, a maintenance schedule and a mechanism for review, shall have been submitted to and approved in writing by the Local Planning Authority. The measures set out in the approved scheme shall be complied with in full thereafter and the cricket pitch, tennis court or croquet lawn shall not be used other than in full accordance with the approved scheme.
REASON: To ensure that a new facilities are capable of being managed and maintained to deliver facilities which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport in accordance with Policies OU1 and RL6 of the Reading Borough Local Plan 2019.

24. No part of the development hereby permitted shall be occupied or first used until details of an interpretation strategy for the site and museum interpretation hub (including tree trail) and timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The interpretation strategy shall be implemented in accordance with the approved details and the development not carried out other than in strict accordance with the approved timetable for implementation of the interpretation strategy and retained as approved thereafter.
REASON: To ensure the historic significance of the registered park and garden, including its landscapes and trees, is revealed and enjoyed as part of the public access arrangement for the site in accordance and to secure this public benefit of the development in accordance with Policy EN1 of the Reading Borough Local Plan 2019.

25. No more than 50% of the C3 dwellings and 50% of the C2 assisted living units hereby permitted shall be occupied until a landscape art strategy, including a timetable for implementation, has been submitted to and approved by the Local Planning Authority. The landscape art strategy shall be implemented in

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accordance with the approved details and the development not carried out other than in strict accordance with the approved timetable for implementation of the landscape art. The approved landscape art shall be maintained and retained only in accordance with the approved details thereafter.
REASON: To ensure the development is visually attractive in accordance with Policy CC7 of the Reading Borough Local Plan 2019

26. No dwelling within Parcels E and F of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied until the new pedestrian access to the site from Lowfield Road has been implemented in full in accordance with plan ref. 8210894/6103 – Proposed Footway Link Rev A received by the Local Planning Authority on 14th June 2024. The new pedestrian access shall be retained and kept available for public access, during daylight hours, as approved thereafter.
REASON: To ensure adequate accessibility to the eastern part of the site in accordance with Policy CC6 of the Reading Borough Local Plan 2019.

27. No dwelling within Parcels A and B of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until the 2 new pedestrian accesses to the site from Peppard Road have been implemented in full in accordance with approved plan ref. 3251.P.104 Colour Site Plan Rev AL received by the Local Planning Authority on 13th June 2024. Both new pedestrian accesses shall be retained and kept available for public access as approved thereafter,
REASON: To ensure adequate accessibility to the western part of the site in accordance with Policy CC6 of the Reading Borough Local Plan 2019.

28. No dwelling within parcels A and B of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 , shall be occupied until details of the layout and specifications of the Local Area for Play (LAP), including specifications of all play equipment, ground surfacing, means of enclosure and ongoing maintenance arrangements in perpetuity, have been submitted to and approved by the Local Planning Authority. No dwelling within Parcels A and B shall be occupied until the LAP has been implemented in full and the LAP shall be retained and maintained in accordance with the approved details thereafter.
REASON: In order to provide suitable on-site play-space facilities for future occupiers and the wider public and to enhance the appearance of the development, in accordance with Policies CC7 and EN9 of the Reading Borough local Plan 2019.

29. No C3 dwelling hereby permitted shall be occupied until details of at least 4 wheelchair adaptable units (as per Part M of The Building Regulations) have been submitted to and approved by the Local Planning Authority. All the wheelchair adaptable residential units shall be provided in accordance the approved details and shall remain wheelchair adaptable residential units thereafter.

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REASON: To provide a suitable standard of accommodation for future occupiers and ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time, in accordance with Policies CC8 and H5 of the Reading Borough Local Plan 2019.

30. Notwithstanding the provisions of Part 1, Schedule 2, Article 3, of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no development within Class A (enlargement, improvement or other alteration) or Class E (building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse) shall be carried out within the curtilage of any dwelling hereby permitted without express planning permission from the Local Planning Authority.
REASON: As unrestricted development could result in harm to retained and protected trees through encroachment on root protection areas and to the character of the surrounding area and should therefore be controlled in accordance with Policies EN14 and CC7 of the Reading Borough Local Plan 2019.

C2 Assisted Living Units within Caversham Park House (Parcel D)

31. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until all vehicle parking spaces serving the assisted living accommodation have been provided in accordance with plan ref.3251.P.127 MH Parking Plan Rev L received by the Local Planning Authority 11th March 2024. The vehicle parking spaces shall be kept available for parking for the C2 use class assisted living accommodation at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

32. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until all cycle parking facilities serving the assisted living accommodation have been provided in accordance with plans ref. 3251.P.127 Main House Parking Plan Rev L, ref. 3251.P.124 – Bin & Bike Stores Plans and Elevations Rev H and ref. 3251.P.122 – Bike Stores Plans and Elevations Rev D received by the Local Planning Authority on 11th March 2024. The cycle parking facilities shall be kept free from obstruction and available for cycle parking at all times thereafter.
REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019

33. Within 1 year of first occupation of any C2 use class assisted living accommodation unit hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, and annually thereafter for

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a period of 3 years, an assessment of the cycle parking facilities for the assisted living accommodation and demand for mobility scooter parking facilities shall be submitted to and approved by the Local Planning Authority. This assessment shall include a survey of the existing approved cycle parking facilities to determine whether additional cycle parking facilities should be provided to accommodate the additional demand. Where the assessment demonstrates demand for cycle or mobility scooter parking for the assisted living accommodation is above the approved level of on-site provision at that time then the assessment shall also set out details of how additional cycle and scooter parking facilities shall be provided on-site to be meet the level of demand identified, as well as a timetable for implementation of the additional facilities. Thereafter, any additional cycle or mobility scooter parking facilities shall be provided in accordance with the approved details and timetable for implementation.
REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019

34. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of eight vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.
No part of the C2 use class assisted living accommodation hereby permitted shall be first occupied or first used until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

35. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until the refuse and recycling storage facilities for the assisted living accommodation has been fully implemented in accordance with the details shown on plans ref. 3251.P.127 MH Parking Plan Rev L, ref. 3251.P.123 Bin Store Plans and Elevations Rev F and 3251.P.124 Bin & Bike Store Plans and Elevations Rev H received by the Local Planning Authority on 11th March 2024. The refuse and recycling storge facilities shall be retained for refuse and recycling storage use by the assisted living accommodation at all times thereafter.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policies CC7 and CC5 of the Reading Local Plan 2019

36. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local

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Planning Authority on 25th November 2024, shall be occupied or first used until all internal and external communal facilities/spaces proposed to be used by the residents of Caversham Park House only as shown on plans ref. 3251.400 Main House Proposed Plans 1 and ref. 3251.401 Main House Proposed Plans 2 received by the Local Planning Authority on 11th March 2024 have been provided and made available for use by all residents of the assisted living accommodation. All communal facilities/spaces shall be retained available for use by residents thereafter.
REASON: In the interests of the amenities of occupiers of the assisted living accommodation in accordance with Policies H6 and CC8 of the Reading Borough Local Plan 2019.

37. No change to the mix of C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 (27 x 1 beds apartments, 36 x 2 beds apartments and 2 x 2 bed houses) shall be made to the development hereby permitted.
REASON: To prevent harm to the significance of the of Caversham Park House, a grade II listed building, from further subdivision of the building in accordance with Policy EN1 of the Reading Borough Local Plan.

38. No development of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site until a copy of a design stage BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good standard or such other standard where robustly justified by the applicant through submission of evidence demonstrating that achieving BREEAM Very Good standard would have an undue adverse impact on the heritage significant of Caversham Park House has been submitted to and approved in writing by the Local Planning Authority.
REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019

39. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied or first used until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor, or other certification of a comparable standard, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard approved in condition 38 above.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

40. No development hereby permitted within Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site

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including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

41. No development hereby permitted within Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under **condition 40 above**, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

42. Any approved remediation scheme under **Condition 41 above** shall be implemented in accordance with the approved timetable of works. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied or

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first used until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.
REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

43. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House within Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall be installed in accordance with the approached scheme only and no part of the C2 use class assisted living accommodation hereby permitted shall be occupied until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.
REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

44. No development within Parcel D as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within parcel D (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

45. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by

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the Local Planning Authority on 25th November 2024 shall be occupied or first used until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House and parcel D, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied or first used until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

46. No part of the C2 use class assisted living accommodation hereby permitted within Caversham Park House within Parcel D, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied until details of how refuse and recycling collections will be managed from the C2 use class assisted living accommodation (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019.

C2 Care Home (Parcel C)

47. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied or first used until all vehicle parking spaces serving the care home have been provided in accordance with plan ref. 3251.P.126 Land to the West (LTW) Parking Plan Rev R received by the Local Planning Authority 11th March 2024. The vehicle parking spaces shall be kept available for parking for the C2 use class care home at all times thereafter.

REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

48. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until all cycle parking facilities serving the care home have been provided in accordance with plans ref. 3251.P.126 Land to the West (LTW) Parking Plan Rev R and ref. 3251.P.124 – Bin & Bike Stores Plans and Elevations Rev H received by the Local Planning Authority

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11th March 2024. The cycle parking facilities shall be kept free from obstruction and available for cycle parking at all times thereafter.
REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019

49. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of six vehicle parking spaces to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority.
No part of the care home accommodation hereby permitted shall be first occupied or first used until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

50. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until the refuse and recycling storage facilities for the assisted living accommodation has been fully implemented in accordance with the details shown on plan ref. 19-141-120 Proposed Ground Floor Plan Rev F received by the Local Planning Authority on 30th November 2023. The refuse and recycling storge facilities shall be retained for refuse and recycling storage use by the care home at all times thereafter.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019

51. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until all internal and external communal facilities/spaces as shown on plans ref. 19-141-110 - Proposed Site Plan 02 Rev I, ref. 19-141-120 – Proposed Ground Floor Plan Rev F and ref. 19-141-121 – First Floor Plan Proposed – Rev F received by the Local Planning Authority on 30th November 2023 have been provided and made available for use by all residents of the care home. All communal facilities/spaces shall be retained available for use by residents thereafter.
REASON: In the interests of the amenities of occupiers of the assisted living accommodation in accordance with Policies H6 and CC8 of the Reading Borough Local Plan 2019.

52. No more than 64 bed spaces shall be provided within the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024.

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REASON: To ensure appropriate level of provision of vehicle and cycle parking facilities in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

53. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum standard of BREEAM Excellent.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019.

54. No development of the C2 use class care home hereby permitted within parcel C, as shown on approved drawing no.3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence beyond foundation level until a schedule and samples of the materials to be used in the construction of all the external surfaces of the development within the parcel have been submitted to and approved in writing by the Local Planning Authority. The care home shall be constructed and thereafter maintained only in accordance with the details approved.
REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

55. No development hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:
(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and

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does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

56. No development hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under **condition 55 above**, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

57. Any approved remediation scheme under **Condition 56 above** shall be implemented in accordance with the approved timetable of works. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

58. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare

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- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall be installed only in accordance with the approached scheme only and no part of the C2 use class care home hereby permitted shall be occupied or first used until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

59. No development within Parcel C as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel C (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

60. No part of the C2 use class care home hereby permitted within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No part of the C2 use class care home hereby permitted within parcel C, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied or first used until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

61. No part of the C2 use class care home hereby permitted within Caversham Park House within Parcel C, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall be occupied until details of how refuse and recycling collections will be managed from the C2 use class care home (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

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REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

C3 age restricted dwellings within Parcel E

62. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until all vehicle parking spaces serving that parcel have been provided in accordance with plan ref. 3251.P.128 Land to the East Parking Plan Rev P as received by the Local Planning Authority on 13th June 2024. The vehicle parking spaces shall be kept free from obstruction and available for vehicle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

63. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until all the cycle parking facilities and spaces serving the parcel have been provided in accordance with plan ref. 3251.P.128 Land to the East Parking Plan Rev P as received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.122 Bike Stores Plans and Elevations Rev D received by the Local Planning Authority on 11th March 2024. The cycle parking facility and spaces shall be kept free from obstruction and available for cycle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

64. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for all vehicle parking spaces serving the parcel (29 spaces) to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No dwelling with Parcel E shall be first occupied until the charging point for that dwelling has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

65. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until the refuse and recycling storage facilities for that dwelling has been implemented in

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accordance with the details shown on plans ref. 3251.P.107 – Site Wide Refuse Strategy Ref F received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.123 – Bin Stores Plans and Elevations Rev F received by the Local Planning Authority on 11th March 2023 and thereafter retained for refuse and recycling storage use by occupiers of the dwellings at all times.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

66. There shall be no change to the unit mix (29 x 2 bedroom dwellings) of C3 dwellings hereby permitted within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024.
REASON: to ensure that the proposed development provides an appropriate range of housing opportunities/dwelling types and that appropriate levels of vehicle and cycle parking and refuse and recycling storage are provided in accordance with Policies and CR6, CC5, TR3 and TR5 of the Reading Borough Local Plan 2019.

67. No development (barring demolition and vegetation clearance) within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted within Parcel E will each achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.
REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

68. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted within Parcel E have each achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), a S106 contribution has been made to the Local Authority to account for any remaining emissions, and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.

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REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

69. No development (barring demolition and vegetation clearance) within Parcel E of development hereby permitted as shown on as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until a schedule and samples of the materials to be used in the construction of all the external surfaces of the dwellings and other buildings within the parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

70. No development hereby permitted within Parcel E, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;
(ii) an assessment of the potential risks to:
- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

71. No development hereby permitted within Parcel E, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under **condition 70 above** that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory

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works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

72. Any approved remediation scheme under **Condition 71 above** shall be implemented in accordance with the approved timetable of works. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

73. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall only be installed in accordance with the approached scheme only and no dwelling within Parcel E shall be occupied until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

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REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

74. No development within Parcel E as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel E (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

75. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

76. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until details of how refuse and recycling collections will be managed for all dwellings within Parcel E (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

C3 age restricted dwellings within the north parcel (Parcel F)

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77. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until all vehicle parking spaces serving that parcel have been provided in accordance with plan ref. 3251.P.128 Land to the East Parking Plan Rev P as received by the Local Planning Authority on 13th June 2024. The vehicle parking spaces shall be kept free from obstruction and available for vehicle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

78. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until all the cycle parking facilities and spaces serving that parcel have been provided in accordance with plan ref. 3251.P.128 Land to the East Parking Plan Rev P as received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.122 Bike Stores Plans and Elevations Rev D received by the Local Planning Authority on 11th March 2024. The cycle parking facility and spaces shall be kept free from obstruction and available for cycle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

79. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for all vehicle parking spaces serving the parcel (12 spaces) to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the charging point for that dwelling has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

80. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until the refuse and recycling storage facilities for that dwellings has been implemented in full in accordance with those details shown on plans ref. 3251.P.107 – Site Wide Refuse Strategy Ref F received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.123 – Bin Stores Plans and Elevations Rev F received by the Local Planning Authority on 11th March 2023 and thereafter retained for refuse and recycling storage use by occupiers of the dwellings at all times.

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REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019.

81. There shall be no change to the unit mix (12 x 2 bedroom dwellings) of C3 dwellings hereby permitted within Parcel F of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024
REASON: to ensure that the proposed development provides an appropriate range of housing opportunities/dwelling types and that appropriate levels of vehicle and cycle parking and refuse and recycling storage are provided in accordance with Policies and CR6, CC5, TR3 and TR5 of the Reading Borough Local Plan 2019.

82. No development (barring demolition and vegetation clearance) within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will each achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.
REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019

83. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have each achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), a S106 contribution has been made to the Local Authority to account for any remaining emissions, and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

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84. No development (barring demolition and vegetation clearance) within Parcel F of development hereby permitted as shown on as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until a schedule and samples of the materials to be used in the construction of all the external surfaces of the dwellings and other buildings within the parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.

REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

85. No development hereby permitted within Parcel F, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

86. No development hereby permitted within Parcel F, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under **condition 85 above**, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred

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option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

87. Any approved remediation scheme under **Condition 86 above** shall be implemented in accordance with the approved timetable of works. No dwelling within Parcel E of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.
REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

88. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall only be installed in accordance with the approached scheme only and no dwelling within Parcel F shall be occupied until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.
REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

89. No development within Parcel F as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation

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clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel F (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

90. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling within parcel F of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

91. No dwelling within Parcel F of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until details of how refuse and recycling collections will be managed for all dwellings within Parcel F (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

C3 dwellings within the western parcel of development (Parcel A)

92. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until all vehicle parking spaces serving that parcel have been provided in accordance with plan ref. 3251.P.126 Land to West (LTW) Parking Plan Rev R as received by the Local Planning Authority on 11th March 2024. The vehicle parking spaces shall be kept free from obstruction and available for vehicle parking at all times thereafter.

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REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

93. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until all the cycle parking facilities and spaces serving that parcel have been provided in accordance with plan ref. 3251.P.126 Land to the West (LTW) Parking Plan Rev R as received by the Local Planning Authority on 11th March 2024 and ref. 3251.P.122 Bike Stores Plans and Elevations Rev D received by the Local Planning Authority on 11th March 2024. The cycle parking facility and spaces shall be kept free from obstruction and available for cycle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

94. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for 20 vehicle parking spaces serving the western parcel to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the charging point for that dwelling has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

95. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until the refuse and recycling storage facilities for that dwelling have been implemented fully in accordance with those details shown on plans ref. 3251.P.107 – Site Wide Refuse Strategy Ref F received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.123 – Bin Stores Plans and Elevations Rev F received by the Local Planning Authority on 11th March 2023. Thereafter the refuse and recycling storage facilities shall be retained for use by occupiers of the dwellings at all times.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019

96. There shall be no change to the unit mix (9 x 3 bedroom dwellings and 18 x 2 bedroom dwellings) of C3 dwellings hereby permitted within Parcel A of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024.

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REASON: to ensure that the proposed development provides an appropriate range of housing opportunities/dwelling types and that appropriate levels of vehicle and cycle parking and refuse and recycling storage are provided in accordance with Policies and CR6, CC5, TR3 and TR5 of the Reading Borough Local Plan 2019.

97. No development (barring demolition and vegetation clearance) within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted will each achieve a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1A: Conservation of Fuel and Power in New Dwellings (2013 edition), a commitment in writing that a S106 contribution will be made to the Local Authority to account for any remaining emissions, and will be built to the higher water efficiency standard under Regulation 36(3). Such evidence shall be in the form of a 'Design Stage' Standard Assessment Procedure (SAP) Assessment, produced by an accredited energy assessor.
REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019

98. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until written verification has been submitted to and approved in writing by the Local Planning Authority demonstrating that all of the dwellings hereby permitted have each achieved a minimum of a 35% improvement in the dwelling emission rate over the target emission rate, as defined in The Building Regulations for England Approved Document L1a: Conservation of Fuel and Power in New Dwellings (2013 edition), a S106 contribution has been made to the Local Authority to account for any remaining emissions, and that it has been built to the higher water efficiency standard under Regulation 36 (3). Such evidence shall be in the form of an 'As Built' Standard Assessment Procedure (SAP) assessment, produced by an accredited energy assessor.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

99. No development (barring demolition and vegetation clearance) within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence on site until a schedule and samples of the materials to be used in the construction of all the external surfaces of the all dwellings and other buildings within the parcel have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details approved.

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REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

100. No development hereby permitted within Parcel A, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

101. No development hereby permitted within Parcel A, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under **condition 100 above**, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

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102. Any approved remediation scheme under **Condition 101 above** shall be implemented in accordance with the approved timetable of works. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

103. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall only be installed in accordance with the approached scheme and no dwelling within Parcel A shall be occupied until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

104. No development within Parcel A as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel A (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

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REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

105. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.
REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

106. No dwelling within Parcel A of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until details of how refuse and recycling collections will be managed for all dwellings within Parcel A (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.
REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

No.s 1 and 3 Caversham Park Drive (C3 age restricted dwellings) (Parcel B)

107. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until all vehicle parking spaces have been provided in accordance with plan ref. 3251.P.126 Land to the West (LTW) Parking Plan Rev R as received by the Local Planning Authority on 11th March 2024. The vehicle parking spaces shall be kept free from obstruction and available for vehicle parking at all times thereafter.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019

108. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall

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be occupied until details and a plan showing how 7 cycle parking spaces can satisfactorily be provided on site within a secure, covered and lockable bicycle store has been submitted to and been approved in writing by the Local Planning Authority. The cycle parking spaces shall be provided in full accordance with the approved details prior to first occupation of the dwellings and thereafter kept free of obstruction and retained in accordance with the approved details and shall remain available for the parking of vehicles at all times.
REASON: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

109. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for 4 of the vehicle parking spaces to be provided with electric vehicle charging points has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be first occupied until the charging point for that dwelling has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.
REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

110. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until the refuse and recycling storage facilities for that dwelling have been implemented fully in accordance with those details shown on plans ref. 3251.P.107 – Site Wide Refuse Strategy Ref F received by the Local Planning Authority on 13th June 2024 and ref. 3251.P.123 – Bin Stores Plans and Elevations Rev F received by the Local Planning Authority on 11th March 2023. Thereafter the refuse and recycling storage facilities shall be retained for use by occupiers of the dwellings at all times.
REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019

111. There shall be no change to the unit mix (4 x 2 bedroom dwellings) of C3 dwellings hereby permitted within Parcel B of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024.
REASON: to ensure that the proposed development provides an appropriate range of housing opportunities/dwelling types and that appropriate levels of vehicle and cycle parking and refuse and recycling storage are provided in accordance with Policies and CR6, CC5, TR3 and TR5 of the Reading Borough Local Plan 2019.

112. No development (barring demolition and vegetation clearance) relating to Parcel B of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the

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Local Planning Authority on 25th November 2024 shall commence on site until a copy of a design stage BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good standard has been submitted to and approved in writing by the Local Planning Authority.

REASON: These details are required due to insufficient information being contained within this submission and in order to ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 of the Reading Borough Local Plan 2019

113. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall be occupied until a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained as a minimum the standard set out in the Interim BREEAM Certificate referred to in condition 112 above.

REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2 and H5 of the Reading Borough Local Plan 2019.

114. No development hereby permitted within Parcel B, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

115. No development hereby permitted within Parcel B, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under condition 114 above, that remediation works are required to bring the land

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into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

116. Any approved remediation scheme under Condition 115 above shall be implemented in accordance with the approved timetable of works. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November shall be occupied until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

117. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a report detailing the external lighting scheme for that parcel and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall only be installed in accordance with the approached scheme only and no dwelling within Parcel B shall be occupied until the external lighting scheme has been has implemented in full . All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

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REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

118. No development within Parcel B as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within parcel B (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

119. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until a plan indicating the design and materials for the boundary treatment to be erected within that parcel has been submitted to and approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall include the provision of mammal gaps. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until the approved boundary treatments for that parcel have been fully provided in accordance with the approved details.

REASON: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CC7 and EN12 of the Reading Borough Local Plan 2019

120. No dwelling within Parcel B of the development hereby permitted, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall be occupied until details of how refuse and recycling collections will be managed for all dwellings within Parcel B (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

Parcel H – Pavilion (and external lighting details for Parcel G cricket and croquet)

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121. No development hereby permitted within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

122. No development hereby permitted within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under condition 121 above, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

123. Any approved remediation scheme under Condition 122 above shall be implemented in accordance with the approved timetable of works. The pavilion building within Parcel H of the development hereby

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permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall not be first used or occupied until A validation report (that demonstrates the effectiveness of the remediation carried out has been submitted to and approved by the Local Planning Authority.

REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

124. The pavilion building within Parcel H of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, shall not be first used or occupied until a report detailing the external lighting scheme for all land within Parcels H and G as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall be installed in accordance with the approached scheme only and the pavilion building hereby permitted shall not be first used or occupied until the external lighting scheme has been has implemented in full . All external lighting shall be maintained and operated only in accordance with the approved details thereafter.

REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

125. No more than 50% of the C3 dwellings and 50% of the C2 assisted living units hereby permitted shall be occupied until the refurbishment and extension of the pavilion building within parcel H of the development hereby permitted, as shown on approved drawing no._3251.161024 Parcel Plan Rev A, received by the Local Planning Authority on 25th November 2024, has been carried out and completed in accordance with drawing ref. 3251.P.157 Proposed Pavilion Plans & Elevations Rev F received by the Local Planning Authority on 11th March 2024. The extend pavilion building shall be retained and maintained as approved thereafter. The extend pavilion building shall not be used other than for the approved café, museum, changing and hall/studio facilities which shall be made available for use by the general public prior to occupation of no more than 50% of the C3 dwellings and 50% of the C2 assisted living units hereby permitted.

REASON: To ensure the community benefits of the improvement pavilion facilities are development is visually attractive in accordance with Policy CC7 of the Reading Borough Local Plan 2019

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126. No development of the pavilion building hereby permitted within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 shall commence until a schedule of the materials to be used in the construction of the external surfaces of the pavilion have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and thereafter maintained in accordance with the details.
REASON: These details are required due to insufficient information being contained within this submission and in the interests of visual amenity and ensuring the new development responds positively to the local context and character in accordance with Policy CC7 of the Reading Borough Local Plan 2019

127. The pavilion building hereby permitted within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall not be occupied or first used until all vehicle parking spaces serving the pavilion have been provided in accordance with plan ref. 3251.P.126 LTW Parking Plan Rev R received by the Local Planning Authority on 11th March 2024. The parking spaces shall be kept available for parking for users of the pavilion at all times thereafter.
REASON: To ensure that the development is provided within adequate parking facilities for its use and reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policies TR3 and TR5 of the Reading Borough Local Plan 2019.

128. The pavilion building hereby permitted within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall not be occupied or first used until all cycle parking facilities serving the pavilion have been provided in accordance with plan ref. 3251.P.126 LTW Parking Plan Rev R received by the Local Planning Authority on 11th March 2024. The cycle parking spaces shall be provided in full in accordance with the approved details prior to first occupation of use of the pavilion and thereafter shall be kept free from obstruction and available for cycle parking for users of the pavilion at all times.
REASON: To encourage travel by sustainable alternatives to driving a motorcar in accordance with Policy TR1 and TR5 of the Reading Local Plan 2019.

129. The pavilion building hereby permitted, within Parcel H, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall not be occupied or first used until details of an electric vehicle (EV) charging Scheme comprising a layout plan and detailed specification for a minimum of four of the vehicle parking spaces serving the pavilion to be provided with electric vehicle charging points, and a further ten percent of spaces provided with cabling and other supporting infrastructure reasonably required to enable EV charging points to be fitted, has been submitted to and approved in writing by the Local Planning Authority. The pavilion shall not be occupied or first used until the Scheme has been fully provided in accordance with the approved details. The spaces shall be maintained for vehicle charging in accordance with the approved Scheme at all times thereafter.

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REASON: In the interests of environmentally sustainable transport in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.

130. No development within Parcel H as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within parcel H (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

131. The pavilion building hereby permitted, within Parcel H, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall not be occupied or first used until details of how refuse and recycling collections will be managed for the pavilion (including vehicles, servicing and deliveries), have been submitted to and approved in writing by the Local Planning Authority. Thereafter refuse collection, servicing and deliveries will be carried out fully in accordance with the approved details.

REASON: In the interests of general amenity, to ensure convenience of arrangements for refuse and recycling storage and collection and to ensure that no obstruction is caused on the adjoining highway, in the interest of highway safety and in accordance with Policy CC7 of the Reading Local Plan 2019

132. The pavilion building hereby permitted, within Parcel H, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall not be occupied or first used until the refuse and recycling storage facilities for the pavilion have been implemented fully in accordance with those details shown on plans ref. 3251.P.107 – Site Wide Refuse Strategy Ref F received by the Local Planning Authority on 13th June 2024. Thereafter the refuse and recycling storage facilities shall be retained for use by the pavilion at all times.

REASON: In the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CC7 of the Reading Local Plan 2019

Parcel G – Sport Facilities

133. No development hereby permitted within Parcel G, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, shall commence on site including demolition and any preparatory works until an assessment of the nature and extent of contamination with that parcel has been submitted to and been approved in writing by the Local Planning

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Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

134. No development hereby permitted within Parcel G, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, where it is confirmed within details approved under condition 133 above, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring that parcel of land to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

135. Any approved remediation scheme under Condition 134 above shall be implemented in accordance with the approved timetable of works. Prior to first use of the cricket pitch or croquet lawn within Parcel G as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, a validation report (that demonstrates the effectiveness of the remediation carried out) shall have been submitted to and approved by the Local Planning Authority.

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REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

136. No development within Parcel G as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024 (including any demolition or vegetation clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel G (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.
REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

Parcel J – Land to south of Caversham Park House

137. No part of the development hereby permitted shall be occupied or first used until a report detailing the external lighting scheme for all land within Parcel J as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November, and how this will not adversely impact upon wildlife or the amenity of adjoining or future occupiers of the development, has been submitted to and approved in writing by the Local Planning Authority . The report shall include the following figures and appendices:

- A layout plan showing the location of all lights and beam orientation
- A schedule of equipment, including specifications, height, luminance, lens shape/bream patters and any hoods/shades
- Measures to avoid glare
- An isolux contour map showing light spillage to 1 lux.
- A timetable for implementation of all external lighting

External lighting shall be installed in accordance with the approached scheme only and no part of the development hereby permitted shall be occupied or first used until the external lighting scheme has been has implemented in full. All external lighting shall be maintained and operated only in accordance with the approved details thereafter.
REASON: To limit the impact of light pollution from artificial light on nature conservation and the residential amenity of surrounding and future occupiers in accordance with Policies EN12, CC8 and EN16 of the Reading Borough Local Plan 2019.

138. No development within Parcel J as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November (including any demolition or vegetation

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clearance) shall commence until a bat survey of all trees that have been approved for removal as part of the development within that parcel has been submitted to and approved by the Local Planning Authority. If the survey shows that any of the trees have potential to or are confirmed to support roosting bats and that therefore a licence to disturb bats is required, no development shall commence within Parcel J (including any demolition or vegetation clearance) until a copy of a valid Natural England licence has been submitted to and approved by the Local Planning Authority. Thereafter all mitigation measures approved in the licence shall be maintained on site in accordance with the approved details.

REASON: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development in accordance with Policy EN12 of the Reading Borough Local Plan 2019

139. No part of the development hereby permitted shall be occupied or first used until an assessment of the nature and extent of contamination within Parcel J, as shown on approved drawing no._3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, has been submitted to and been approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments;

REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019.

140. No part of the development hereby permitted shall be occupied or first used until, where it is confirmed within details approved under condition 139 above, that remediation works are required to bring the land into a condition suitable for its end use, shall commence on site, including demolition and any preparatory works, until a detailed remediation scheme to bring Parcel J, as shown on approved drawing no. 3251.161024 Parcel Plan Rev A received by the Local Planning Authority on 25th November 2024, to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and been approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, an appraisal of remedial options, and proposal of the preferred option(s), and a timetable of works and site management procedures. The scheme must ensure

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that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
REASON: These details are required due to insufficient information being contained within this submission and to ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

141. Any approved remediation scheme under Condition 140 above shall be implemented in accordance with the approved timetable of works. No part of the development hereby permitted shall be occupied or first used until a validation report (that demonstrates the effectiveness of the remediation carried out) has been submitted to and approved by the Local Planning Authority.
REASON: To ensure the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy EN16 of the Reading local Plan 2019

INFORMATIVES

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

2. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

3. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice.
https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/
You can also find advice and submit an application using the Planning Portal.

5. To minimise the disturbance by noise of future residential occupiers of the flats and its effect on neighbouring residents, residential accommodation must be designed and constructed or converted so as to achieve the insulation requirements set out in Building Regulations Approved Document E.

6. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any

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condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

7. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the Local Planning Authority before any development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

8. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is CHARGEABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

9. In respect of condition 23, strong recommendation to exceed 5% wheelchair user dwelling requirements, given the nature of the proposed accommodation.

10. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

11. You are advised that only tree works included within the approved Tree Survey/Arboricultural Method Statement are approved by virtue of this consent. Any other works to trees subject to a Tree Preservation Order or to Conservation Area status will require submission of a tree works application or Section 211 Notice respectively

13. You are advised that a record of adherence to the approved method statement and other required records are essential to allow the discharge of the condition at the end of the development. Failure to provide periodic photographic evidence may prevent the discharge of the condition.

14. Listed building consent ref. PL/22/0410 relates to this planning permission.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.
If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made via the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at https://acp.planninginspectorate.gov.uk/

Purchase Notices
If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any

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development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

More information can be found online: https://www.reading.gov.uk/planning-and-building-control/street-naming-numbering/

DRAFT

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EXECUTED (BUT NOT DELIVERED UNTIL THE DATE HEREOF) by the affixing of THE COMMON SEAL of **READING BOROUGH COUNCIL** in the presence of:-

Authorised Signatory

Laura Sparkes

Minute	**See ODN**
Originator	**DA**
Seal No.	028/26
Checked	CS

EXECUTED AS A DEED by
BEECHCROFT DEVELOPMENTS LIMITED
acting by a Director
Name:
in the presence of:

.....
Director

Witness: R Bailey.
Name: RUTH BAILEY.
Address: 15 BAY TREE RISE, RG4 9DB.

The Common Seal of the British Broadcasting Corporation Was hereunto affixed and attested by)



Officer of the Corporation

Officer of the Corporation