

1. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than three years from the date of this outline permission.

REASON: Under [section 92 of the Town and Country Planning Act 1990](#), applications for [approval of reserved matters](#) must normally be made within three years from the date outline planning permission was granted.

2. The development hereby permitted shall be commenced no later than either:-
 - a) the expiration of three years from the date of this permission; or
 - b) the expiration of two years from the date of approval of the last reserved matters to be approved under the terms of this permission, whichever is the later.

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.

3. No development shall commence on site until details of the following matters (in respect of which approval is expressly reserved) have been submitted to, and approved in writing by, the Local Planning Authority; namely the appearance of the means of access (i.e. materials to be used) together with landscaping details.

The development shall thereafter be carried out fully in accordance with the approved reserved matter details.

REASON: To ensure a satisfactory form of development and in accordance with the provisions of in pursuance of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

4. The details to be submitted in pursuance of condition no.3 above shall accord with the principles set out in the following drawings submitted in support of the application:

Drawing ref. 2507-PL03 Rev A – Parameters Plan

Drawing ref. D3456-FAB-00-XX-DR-L-2001, Rev PL04 – Colour Masterplan

Drawing ref. SDP-XX-XX-DR D-353 Rev P3 – Site Access Arrangements

Drawing ref. SDP-XX-XX-DR-D-355 rev P4 – Link to Kidmore End Road

Drawing ref. SDP-XX-XX-DR-D-354 rev P4 – Link to Highdown Hill Road

Design and Access Statement by Paul Hewitt Architects

Illustrative Landscape Masterplan by Fabrik

REASON: In order to ensure that detailed proposals accord with the proposed design principles and in the interests of achieving high standards of design and access in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

5. No development shall commence unless planning permission for the rest of the development within South Oxfordshire, under South Oxfordshire District Council (SODC) planning application ref. PL/25/S1431/O, has been granted by SODC (or the Planning Inspectorate) and implemented.

REASON: In the interest of good design and to prevent an access to nowhere being created in accordance with Policy CC7 of the Reading Borough Local Plan 2019.

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

Drawing ref. 2507-PL01 Rev B – Site Location Plan

Drawing ref. SDP-XX-XX-DR D-353 Rev P3 – Site Access Arrangements

Drawing ref. SDP-XX-XX-DR-D-355 rev P4– Link to Kidmore End Road

Drawing ref. SDP-XX-XX-DR-D-354 rev P4 – Link to Highdown Hill Road

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.

7. 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.

8. 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.

9. No development shall commence on site, 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:

- Space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided;
- Location on site for storage of plant and materials used in constructing the development;
- The erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site;

- Identification of any footpath closures or road closures needed during construction;
- Required wheel washing facilities on site;
- A scheme for recycling waste resulting from the construction works.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes;
- Required measures to control the emission of dust, dirt and other airborne pollutants during demolition and construction;
- Provisions to be made for the control of noise coming from the site during demolition and construction;
- Full details of pest control measures following any demolition required. Where necessary, capping of drains/sewers and baiting arrangements.

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.

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.

- 10.** Prior to first occupation of any residential dwelling permitted under South Oxfordshire planning permission ref. PL/25/S1431/O, a Delivery and Servicing Plan to manage how vehicles shall access the development without creating safety concerns and congestion based on the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved Delivery and Servicing Plan.

REASON: In the interest of the safety and convenience of all highway users in accordance with Policy TR3 and TR5 of the Reading Local Plan 2019.