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15th July 2026

Dear Mr Markwell,

Land to the rear of 209 – 219 Henley Road, Caversham, Reading, RG4 6LJ
Application Ref: PL/25/1845

I write with reference to the above planning application currently being considered by the Council. A number of comments have been raised by statutory consultees which we would like to take the opportunity to address. In doing so, minor amendments have been made to the proposals which will be discussed in detail below and are set out on the following revised documents which are submitted alongside this letter:

Amended Documents

- 📄 Site Layout Drawing (Ref: PL-01G)
- 📄 Road Layout Drawing (Ref: 25036-6001 Rev P09)
- 📄 Swept Path Drawing (Ref: 25036-8001 Rev P06)
- 📄 General Arrangement Hard & Soft Landscape Drawing (Ref: LLD3718-LAN-DWG-100 Rev 03)
- 📄 Detailed Planting Plan (Ref: LLD3718-LAN-DWG-200 Rev 03)
- 📄 Detailed Plant Schedule and Specification Document (Ref: LLD3718-LAN-SCH-001 Rev 02)
- 📄 LEMP Addendum Letter, dated 14th July 2026 (Ref: LLD3718-ECO-REP-001-LEMP Addendum)

Consultee Comments

The below table set out a summary of the statutory consultee comments made on the application, with the Applicant's response to address the comments set out in the right-hand column.

CONSULTEE	COMMENT SUMMARY	APPLICANT COMMENT
GS Ecology (Cathy Holwill RBC Ecology Consultations)	1. Unsure as to what plans are being proposed as part of the amended condition wording 2. Proposed Site Plan (Ref: PL-01F and PL-10 colour version) unclear as to what the bubbled inset in the key means? 3. Landscaping Plan LLD3718-LAN-DWG-200-01 contains inconsistencies - e.g. areas annotated as mixed species native hedgerow BUT key suggests the areas to be ornamental mixed species hedgerow planting. 4. Mammal gap fence detail shown on LLD3718-LAN-DWG-100 Rev 01 is not sufficient. Locations of all hedgehog holes need to be clearly shown on the fencing plans and boundaries so their provision can be properly secured and enforced. 5. Specification of bat and bird boxes remains outstanding. The LEMP refers back to drawing no. LLD1986-ECO-DWG-001 Habitat Enhancement and Mitigation Plan.	1. Please see 'proposed condition wording' section of this letter 2. The bubbled inset has been removed from the Site Plan. 3. Please refer to updated landscaping plan 4. Please refer to updated landscaping plan which indicates location of hedgehog holes 5. Please see drawing ref: LLD3718-LAN-DWG-100 Rev 02 and further to 'Bat and Bird Boxes' section within this letter
Natural Environment Officer	1. The coloured site plan gives a false impression of the extent of planting. • Planting & Pavement shown to the rear of 215 – 217 which isn't shown on the landscape plan and Road Layout drawing. • New tree shown in rear garden of 215. • Rear buffer area has a label 'existing trees to be removed' but clarity is required on the plural nature of this note and the landscape GA plan does not show this tree to be removed. • Planting is indicated in the ecological buffer zone, but this is not included in the detailed landscape plan	1. Please refer to the landscape drawings and specification for planting detail. The coloured site plan is superseded by the updated site plan accompanying this letter (REF: PL-01G). Bin stores are indicated on this drawing.



	• The key includes things which are not shown on the plan, and things are shown on the plan which are not in the key – e.g. white squares in rear gardens appear to be bike stores but this has illegible writing so not clear. • No bin stores are shown anywhere. 2. Road Layout Drawing is not consistent with the detailed landscaping planting in terms of the layout to the rear of 209 – 213 and significantly the rear of 219 where the road layout will reduce the proposed landscaping. 3. Hard & Soft GA drawing LLD3718-LAN-DWG-100 Rev 01 • Trees to be retained, removed and planted in the rear buffer zone are unclear. It is assumed the green outlined trees are existing retained? There are other light grey irregular outlined trees and further darker small circular ‘trees’ which may indicate planting but it is not included in the detailed planting. • The plan only labels one (eastern) gate to the rear – assume there is a western one as well? • There is no native hedge included along the rear as agreed at the application stage.	2. Both the road layout drawing and landscaping drawings have been updated. 3. Please see updated landscape drawing Ref: LLD3718-LAN-DWG-100 Rev 03. • Existing mature trees within the rear buffer zone are to be retained and protected. Existing hazel stools within the buffer zone are to be coppiced on a 50%, 7-year rotation. The existing rough grassland is to be retained. No additional planting is proposed in this area. • Two gates are provided to the rear (eastern and western). • No native hedge is proposed. The approved drawings of permission ref: PL/19/0887 did not include a native hedge, nor did the landscaping detail approved pursuant to
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	• Only 1 EV charging point is labelled. It is assumed there is more and these need to be shown as each will need a e-cable connection so will need to be included on service plans as required by Condition 7 of PL-19-0887. • Would be appropriate to indicate location of gaps in hedgehog gravel boards as assume not every fence panel will have one of these. • Detailed Planting Plan LLD3718-LAN-DWG-200 Rev 01 – no objection to landscaping shown, but may be beneficial to have a further plan for the rear ecological buffer zone given comments above. Landscaping shown needs to be feasible given the current road layout shown (comments above). 4. LEMP – Need to double check it is consistent with landscaping now proposed and it will need to consider landscaping in the rear ecological buffer if this is to be included. An amended version may be required. 5. Query whether the ‘existing, retained trees’ situation is up-to-date given that tree conditions change over time.	condition 7 of PL/19/0887 in November 2020. • EV charging points are labelled on the updated road layout and site plan • Please see location of hedgehog holes on drawing Ref: LLD3718-LAN-DWG-100 Rev 03. • The landscaping drawings have been updated alongside the road layout. The landscaping detail shown does represent a feasible arrangement taking on board highway requirements. 4. The LEMP approved pursuant to condition 7 of permission PL/19/0887 has been reviewed and, as confirmed within the LEMP Addendum Note supporting this letter, the detail remains pertinent and unchanged to the current submission. No further detail is necessary. 5. Whilst it is acknowledged that tree conditions can change over time, the existing tree situation is reflective of the current site
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		and there has been no change.
Transport Development Control Manager	- It is noted that the footway on the north side of the road ends and, as such, an informal pedestrian crossing has been illustrated linking to the footway on the southern side. However, the crossing would require tactile paving and, as such, vehicles accessing and egressing the adjacent parking bays are likely to overrun the tactile paving creating a liability issue for the Highway Authority. The Highway Authority would suggest relocating the crossing point to the west and placing it roughly where the bollards are currently, thereby allowing the footway to the north to be removed, allowing for increased landscaping. This would also necessitate the first 2 parking bays to be shifted east creating a bank of four to provide sufficient separation between the crossing point and the parking bays. - This layout would also be subject to a swept path analysis being provided to ensure that a refuse vehicle would be able to turn within the turning head. The size of the turning head has changed since the previous application and therefore this must be assessed. - For information the parking bay also has a series of dropped kerbs which would seem unnecessary and therefore this should be removed. This may not be relevant to the planning application, but this will be	- The revised road layout drawing indicates that the crossing point has now been relocated further west as suggested. This arrangement provides sufficient space and has not necessitated a need to shift any of the parking bays. - Swept path drawings are provided alongside this letter. - Dropped kerbs have been removed.



	requested as part of the S278/38 Agreement submission.	
Case Officer Comment	- No information provided on waste strategy – where bins are proposed to be stored. - No response on affordable housing matters	- Details for bin stores are shown on the amended drawings. - A response on affordable housing matters has been provided to the Council under separate cover.
Environmental Protection	Recommended contaminated land condition (standard 4-stage condition)	The suggested wording for a contaminated land condition is agreeable.

Bat and Bird Boxes

Drawing ref: LLD3718-LAN-DWG-100 Rev 03 which supports this letter indicates the position of bat and bird boxes within the scheme. It also indicates the position of hedgehog nest boxes, reptile hibernacula and log piles, which all form part of the proposed enhancement and mitigation plan for the site.

With regard to specification, this detail has already been approved pursuant to condition 8 of planning permission 190887, set out on drawing no. LLD1986-ECO-DWG-001 rev 00 (Habitat Enhancement and Mitigation Plan) which was submitted to the Council on 16th July 2020 and approved on 11th November 2020.

The approved information remains relevant to the current submission but, for ease, it is nevertheless set out below:

- **Proposed Integrated Bat Boxes** - Proposed product to be 'Bat Box, Stretcher bond brick fronted' by Bird Brick Houses; Installed at a height of 3-6m; To include stainless steel mesh fitted to front; Self-cleaning and supplied with non-removable front; Facing brick and bond to match dwelling facade.
- **Proposed Crevice Bat Boxes** – Proposed product to be 'Improved Crevice Bat Box' by Nestbox; Double crevice; Material: FSC certified panels; Installed at a height of 3-6m.
- **Proposed Cavity Bat Boxes** - Proposed product to be 'Improved Cavity Bat Box' by Nestbox; Material: FSC certified panels; Installed at a height of 3-6m.



- **Proposed Integrated Sparrow Terrace Box** – Proposed bird nesting box to be 'Sparrow Terrace Box' by *Bird Brick Houses*; Two entrance holes; Installed at a height of 3-8m; Facing brick and bond to match dwelling facade.
- **Proposed Integrated Swift Box** – Proposed bird nesting box to be 'Swift Box' by *Bird Brick Houses*; Crescent shaped entrance hole to one side of box; Installed at a height of 5-10m; Facing brick and bond to match dwelling facade.
Note: Depth requirements to be specified at time of order.
- **Proposed Nest Boxes** – Proposed bird nesting box to be 'Vivara Pro Seville 32mm WoodStone Nest Box' by *Nestbox*; Material: Mix of concrete and FSC certified wood fibres; Colour: Brown; Product includes removable front panel; Installed at a height of 1.5-3m.
- **Proposed Open Nest Boxes** – Proposed bird nesting box to be 'Vivara Pro Barcelona WoodStone Open Nest Box' by *Nestbox*; Material: Mix of concrete and FSC certified wood fibres; Colour: Brown; Product includes removable front panel; Installed at a height of 1.5-3m.
- **Proposed Hedgehog Nest Boxes** – Proposed product to be 'Hedgehog Nest Box' by *Nestbox*; Material: FSC certified plywood panels; Removable roof for inspection and cleaning.
- **Proposed Reptile Hibernacula** – Hibernacula it to be excavated to 1000mm wide and 500mm deep and loosely filled with piled up rocks, logs and dead wood. Allow small amounts of soil to be loosely filled between layers during construction. Pit is to be filled to just above ground level and then capped with a layer (50-100mm thick) of turf or moss. Amphibian access gaps to be left at ground level.
- **Proposed Log Piles** – proposed log piles to be constructed from piling logs up horizontally. Log piles to be created using pruning matter available from site on an ongoing basis.

Highways

In response to the highway comments received from the Transport Development Control Manager, and to expand on the comments set out in the table above, the drawings include the following amendments:

- The road width is shown as a consistent 5.5m through the site.
- A footpath is provided at the eastern end of the site adjacent to the turning head, which aligns with the approved areas for adoption.
- Confirmation of surface materials.



Proposed Amendments to conditions (updated from Covering Letter issued 28/02/2026)

The proposed amendments which are illustrated on the amended drawings and discussed within this letter remain minor in nature and will importantly not result in any change to the number of dwellings to be delivered (the description of development) nor to the approved housing mix of permission PL/19/0887, with all dwellings remaining as 3 – bed units.

For clarity, the following table sets out an updated position with regard to the original conditions of application ref: 190887:

No.	Condition Area	Status
1	Implementation timeframe	Compliance condition
2	Approved Plans	Compliance condition Updated details shown on submitted drawings. Please refer to 'proposed condition wording' section of this letter
3	Details of external materials	Details approved 12/08/2020
4	Construction of road / access for dwelling	Compliance condition
5	Provision of parking facilities	Compliance condition
6	Construction Method Statement	Details approved 11/11/2020
7	Details of hard and soft landscaping	Details approved 11/11/2020 Updated details shown on submitted landscape drawings. Please refer to 'proposed condition wording' section
8	Details of biodiversity enhancements	Details approved 11/11/2020 The approved details remain pertinent to the current submission. Refer to LEMP ref: LLD1986-LAN-REP-001 rev 01 (01 October 2020), LEMP Addendum Note and details contained within this letter.
9	Use of obscure glass to first floor side windows	Compliance condition
10	Hours of demolition and construction works	Compliance condition
11	Details of cycle parking	Details approved 12/08/2020 Updated details shown on Proposed Site Plan (secure storage in rear gardens)



12	Details of Electric Vehicle Charging	Details approved 12/08/2020 Updated details shown on Proposed Site Plan and Road Layout Plan
13	<i>No Condition 13 on decision notice</i>	-
14	Details of emission reduction – Standard Assessment Procedure (SAP)	Details approved 12/08/2020
15	Compliance with Arboricultural Report / Method Statement / Tree Protection Plan	Compliance condition
16	Construction Environmental Management Plan	Details approved 11/11/2020
17	Archaeological Work	Details approved 11/11/2020
18	Compliance with Flood Risk Assessment	Compliance condition
19	Details of finished floor levels	Details approved 12/08/2020 Updated details shown on Proposed Site Plan

Proposed condition wording

For completeness, in connection with the above discharged conditions, it is considered that the wording of conditions on any grant of permission should be amended to reflect compliance with approved / submitted details as follows:

Condition 1 – remains unchanged

Condition 2

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

Drawing no.s

- **PL-01G – Proposed Site Plan**
 - **25036-6001 Rev P09 – Road Layout**
 - **25036-8001 Rev P06 – Swept Path**
 - **LLD3718-LAN-DWG-100 Rev 03 – General Arrangement Hard & Soft Landscaping**
 - **LLD3718-LAN-DWG-200 Rev 03 – Detailed Planting Plan**
 - **LLD3718-LAN-SCH-001 Rev 02 – Detailed Plant Schedule and Specification**
 - **LLD3718-ECO-REP-001-LEMP Addendum Letter - dated 14th July 2026**
 - LLD1441-ARB-DWG-001 rev 00 – Tree retention and protection plan Addendum to Original Plan
 - LLD1441-ARB-DWG-001 rev 00 – Tree Constraints Plan Addendum to Original Plan
 - Addendum to Existing Tree Schedule ref. LLD1441 rev 00
- Received by the Local Planning Authority on 7th October 2019



- 2829.13A Issue X – Extent of new residential road proposed for adoption
Received by the Local Planning Authority on 26th September 2019
- Lizard Ecology report addendum dated 22nd August 2019
Received by the Local Planning Authority on 22nd August 2019
- Received by the Local Planning Authority on 18th June 2019
- Aether Air Quality Assessment ref.
Q_assessment/2018/HenleyRd_PhaseII version 1
- Peter Evans Partnership Transport Statement Addendum dated May 2019
- Solve Planning Design, Access and Planning Statement dated May 2019
Received by the Local Planning Authority on 17th June 2019
- Lizard Ecology report ref. LLD1441-ECO-REP-001-PEA rev 00 - Edenvale
Young Flood Risk Assessment ref. Caversham Henley Road Phase 2 dated
18th June 2018
- **Drainage Technical Note dated 26th January 2026**
- Jomas Arboricultural Impact Assessment and Arboricultural Method
Statement ref. P9413J811B- Final v.10
- Property and Energy Services Ltd Carbon Reduction and Local Energy
Generation Options Report dated June 2018 v1-0
- Property and Energy Services Ltd Carbon Reduction and Sustainability
Report
- PL-10 – Proposed location plan
- PL-02 – Proposed plots 1-4
- **PL-03A – Proposed plots 5-6**
- **PL-04B – Proposed plots 7, 8 & 9**
- **PL-05C – Proposed street elevations**
- PL-06 – Proposed sections
- **PL-07B – Proposed sections**

Condition 3

The development shall be carried out in accordance with the materials annotated on drawing **PL-05C – Proposed Street Elevations** unless otherwise agreed in writing by the Local Planning Authority.

Condition 4 – remains unchanged

Condition 5 – remains unchanged

Condition 6

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 6 of permission ref: 190887 – Construction Management Plan (rev 2) and Working Hours & Deliveries unless otherwise agreed in writing by the Local Planning Authority.

Condition 7

The development shall be carried out in accordance with the scheme of hard and soft



landscaping annotated on General Arrangement Hard and Soft Landscaping (Drawing Ref: **LLD3718-LAN-DWG-100 Rev 03**), Detailed Planting Plan (**Drawing Ref: LLD3718-LAN-DWG-200 Rev 03**) and within the Detailed Plant Schedule and Specification (Document Ref: **LLD3718-LAN-SCH-001 Rev 02**) unless otherwise agreed in writing by the Local Planning Authority

Condition 8

The development shall be carried out in accordance with the Lizard Landscape and Ecological Management Plan ref: LLD1986-LAN-REP-001 rev 01 (01 October 2020) which was approved under application 201019 on 11th November 2020 pursuant to Condition 8 of permission ref: 190887; **the LEMP Addendum Letter ref: LLD3718-ECO-REP-001-LEMP Addendum and specifications of habitat enhancements and mitigation (bat and bird boxes, reptile hibernacula, hedgehog nest boxes and log piles) contained within the letter prepared by Solve Planning dated 15/07/2026** unless otherwise agreed in writing by the Local Planning Authority.

Condition 9 – remains unchanged

Condition 10 - remains unchanged

Condition 11

Two cycle parking spaces shall be provided for each dwelling on site as shown on drawing **PL-01G – Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.

Condition 12

Electric Vehicle (EV) charge points shall be provided for each dwelling on site as shown on drawing **PL-01G – Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.

Condition 14

The development shall be carried out in accordance with the details approved under application 200619 on 12th August 2020 pursuant to Condition 14 of permission ref: 190887:

- Property and Energy Services Ltd letter ref. re Sustainability and Carbon Dioxide saving at Henley Road Phase 2 site (07/08/2020)
- Property and Energy Services Ltd Block Compliance Calculation Type: New Build (As Designed) ref. 3567 (27/04/2020)
- Table 1 DER & TER
- Property and Energy Services Ltd letter ref. Sustainability Statement for Water Consumption

unless otherwise agreed in writing by the Local Planning Authority.

Condition 15 – remains unchanged



Condition 16

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 16 of permission ref: 190887 – Lizard Construction Environmental Management Plan ref. LLD1986-LAN- REP-002 rev 00 (01 October 2020) unless otherwise agreed in writing by the Local Planning Authority.

Condition 17

The development shall be carried out in accordance with the details approved under application 201019 on 11th November 2020 pursuant to Condition 17 of permission ref: 190887 – HCUK Group Written Scheme of Investigation (WSI): Archaeological Trial Trench Evaluation ref.06068A (July 2020) unless otherwise agreed in writing by the Local Planning Authority. In accordance with paragraphs 1.4 and 1.5 of the WSI hereby approved further investigative works may be required. Should, following completion of the works outlined in the WSI, further investigative works be required then this condition would only be fully discharged once this further work has been undertaken and details of this submitted to and approved in writing by the Local Planning Authority.

Condition 18

The development hereby permitted not be carried out other than in accordance with the Edenvale Young Flood Risk Assessment ref. Caversham Henley Road Phase 2 rev C dated 18th June 2018 received by the Local Planning Authority on 4th June 2019 and Drainage Technical Note dated 26th January 2026. Prior to first occupation of the dwellings hereby permitted the finished floor levels of each dwelling shall be set no lower than 37.1 metres above Ordnance Datum.

Condition 19

The finished floor levels relative to existing floor / ground levels shall be delivered in accordance with the details shown on drawing **PL-01G– Proposed Site Plan** unless otherwise agreed in writing by the Local Planning Authority.

I trust that this addresses all comments received.

Yours sincerely



Kay Collins BSc (Hons), MPhil, MRTPI
Planning Director

