

STL Architecture Ltd

15 Bridge St.

Caversham

Reading RG4 8AA

June 2026

Jonathan Markwell

Planning Department

Reading Borough Council

Dear Mr Markwell,

Re: Warren Creek, The Warren, Caversham, Reading RG4 7TQ - PL/24/1614 / PL/26/0352 - submission of final coordinated details for discharge of conditions

STL Architecture Ltd submits this final coordinated package on behalf of Mr & Mrs R. Arnold in support of the discharge of Conditions 3, 4, 11, 17, 18, 19, 20 and 22 of planning permission PL/24/1614. The submission is made by Shaun Tanner of STL Architecture Ltd and is intended to address all currently open conditions requiring approval before the construction phase can proceed. It includes the revised coordinated Condition 11 CMS, which now incorporates the previously submitted phased-removal wording so that the Council is not left with overlapping live construction-method statements.

The documents have been revised to respond directly to the issues identified in the delegated officer report, the RBC Assistant Natural Environment Officer comments, GS Ecology comments and the Environment Agency feedback. The purpose of this final issue is to provide a coordinated, fixed and auditable set of documents for approval, removing earlier contradictions and consolidating overlapping material where appropriate. Discharge of these conditions would enable the applicant to commence the self-build construction phase, subject to the approved details and any separate statutory approvals or controls.

Summary of final updates

- Condition 3 materials: the document

Condition_3_Proposed_Materials_Schedule_and_Response_to_Officer_Feedback_FINAL.pdf is submitted as the single planner-facing Condition 3 materials submission. It identifies the previous Condition 3 issues, maps each item to the relevant schedule/datasheet location, and fixes the principal external materials, colours, finishes, supplier/product information, privacy glazing and privacy screens for approval.

- Condition 4 flood-risk mitigation: the submitted Nimbus Engineering Consultants Ltd Planning Condition 4 Discharge Report (C3710-R3-REV-A, July 2026), supported by the Void Blockage Scenario Analysis Report (C3710-R1-REV-A, July 2026), addresses the flood-risk mitigation matters required by the condition. The submission covers compensatory flood storage, undercroft void/opening design, controls to prevent ground-level raising and the required void-blockage scenario analysis. It concludes that the proposals provide a net flood-storage gain and that the modelled impact of the development on flood levels is negligible.

- Condition 11 construction method statement: the final CMS includes confirmed contact details, pest-control and drain-capping controls, waste and temporary-lighting controls, Flood Zone 3b construction-environment controls, and references the latest construction management drawings 3863/300D, 3863/306B and 3863/307B. To avoid overlapping live method statements, it also incorporates the previously submitted Condition 6 phased building removal wording in full, so the workshop-shed removal, retention of the existing dwelling during construction and pre-occupation removal of the existing dwelling/outbuildings are all governed by the single coordinated CMS.

- The earlier "Amended Construction Method Statement for the Phased Removal of Existing Buildings" should therefore be treated as superseded as a standalone live method statement for this resubmission, because its operative wording has been incorporated into the revised coordinated CMS. This is intended to avoid contradiction while retaining the phased-removal commitments previously provided to the Council.

- Condition 17 landscape specification: the final landscape specification is coordinated with drawing 3863/301E, the current TPP, the Arboricultural Method Statement and the latest construction/service-route drawings. It strengthens controls for RPAs, service routes, floodplain protection, landscape establishment and maintenance.

- Condition 18 arboriculture: the submitted addendum confirms that AIA/AMS 06560/2024 and WARREN CREEK TPP 06942/2026 are the operative documents, identifies retained TPO trees T3, T5 and T7 and W21, and adds fixed service-tracing, RPA/CEZ, root-retention and arboricultural-supervision commitments.

- Condition 19 CEMP: the final CEMP is a fixed commitment document and no longer relies on informal/dynamic wording. It retains ECoW controls, BPZ controls, bat and nesting-bird safeguards, watercourse protection and conflict-resolution wording requiring the more protective ecological/arboricultural method to apply.

- Condition 20 external lighting: the final lighting report is supported by DFL Rev P03 isolux/light-spill diagram 4806-DFL-ELG-XX-LD-EO-13001, which shows isolux contours including 0.5 lux and confirms that the 0.5 lux contour is not exceeded at the creek and River Thames southern boundary. The report also fixes the lighting schedule, colour temperature, lumens, switching regime, replacement restrictions, commissioning photos and ECoW review.
- Condition 22 privacy: the final combined privacy pack incorporates the privacy statement, drawing 3863/313 and elevations 3863/244E and 3863/245E, showing 1.8 m high WovenWood willow screens, U-bolt/backing-plate fixings and Level 3 privacy glazing to the affected side-facing windows. The Condition 3 materials document is consistent with these details.

Site sensitivity and coordination

The final package expressly recognises that the site lies within Flood Zone 3b functional floodplain, contains Warren Creek and is close to the River Thames. Condition 4 is now addressed by the submitted flood-risk mitigation report and supporting void-blockage analysis. Floodplain references in the construction, landscape and ecology documents are included as practical environmental controls to align with the Condition 4 strategy and to prevent obstruction, pollution, mobilisation of materials and harm to the water environment.

The final package also uses the current tree references consistently: retained TPO trees T3, T5 and T7 as shown on WARREN CREEK TPP 06942/2026, and W21 as the TPO woodland area adjoining the eastern boundary. The service-route, construction and landscape documents have been coordinated around those constraints.

Request

On the basis of the final coordinated documents and drawings submitted by STL Architecture Ltd on behalf of Mr & Mrs R. Arnold, we respectfully request that the Council discharge Conditions 3, 4, 11, 17, 18, 19, 20 and 22. Discharge of these remaining open conditions would allow the approved development to move into the construction phase, subject to compliance with the approved details and any separate statutory approvals. If any minor presentational or clarification item remains outstanding, we would welcome the opportunity to address it as a targeted clarification rather than a further full resubmission. Yours faithfully,

Shaun Tanner
STL Architecture Ltd
On behalf of Mr & Mrs R. Arnold