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Dear Sirs,

RE: Reserved matters application relating to outline permission (201002 – appeal reference APP/X0360/W/22/3304042) at Land west of Kingfisher Grove, Three Mile Cross, Reading, Berkshire, RG7 1LZ

In respect of Land west of Kingfisher Grove, Three Mile Cross, I write to submit an application on behalf of our client, Sovereign Network Group ('SNG') ('the Applicant'), for approval of reserved matters (RMs) pursuant to outline planning permission (ref: 201002). The outline planning permission, dated 31st January 2023, is for:

Outline application for the proposed erection of 49 affordable dwellings, with new publicly accessible open space and access (access to be considered)

The outline planning permission reserved all matters with the exception of access. This reserved matters application, therefore, seeks approval of appearance, landscaping, layout and scale.

The description of development is:

Application for approval of reserved matters following outline approval 201002 (allowed on appeal APP/X0360/W/22/3304042) for the erection of 49 affordable dwellings with associated drainage and attenuation, open space, and landscaping. Matters of layout, scale, appearance and landscaping to be determined. Includes details for discharge of conditions 11, 12, 13, 15 and 16 from outline permission

This reserved matters application is accompanied by the following plans and documents:

Plans:

- DWC-SP002-01-DR-A-0010 - Development Site Plan Colour – D
- DWC-SP003-01-DR-A-0010 - Development Site Plan Sheet 1 of 2 – J
- DWC-SP003-02-DR-A-0010 - Development Site Plan Sheet 2 of 2 – J
- DWC-SP004-01-DR-A-0010 - Parameter Plan Compliance – D

- DWC-SP005-01-DR-A-0010 - Massing & Active Frontage Plan – D
- DWC-SP006-01-DR-A-0010 - Finished Floor Level Plan - Indicative - D
- DWC-SP007-01-DR-A-0010 - Materials Finishes Plan - C
- DWC-SP008-01-DR-A-0010 - Parking Strategy Plan - C
- DWC-SP009-01-DR-A-0010 - Refuse Strategy Plan - C
- DWC-SP010-01-DR-A-0010 - Housing Tenure Plan - C
- DWC-SP015-01-DR-A-0010 - Site Sections & Street Scenes Sheet 1 – D
- DWC-SP15-02-DR-A-0010 - Site Sections & Street Scenes Sheet 2 – A
- 24009-DWC-HB01-01-DR-A-0050 - Plots 1-2, Plans and Elevations – C
- 24009-DWC-HB01-02-DR-A-0050 - Plots 7-8, Plans and Elevations – C
- 24009-DWC-HB01-03-DR-A-0050 - Plots 28-29, Plans and Elevations – C
- 24009-DWC-HB01-04-DR-A-0050 - Plots 38-39, Plans and Elevations – C
- 24009-DWC-HB01-05-DR-A-0050 - Plots 40-41, Plans and Elevations – C
- 24009-DWC-HB02-01-DR-A-0050 - Plots 3-4, Plans and Elevations – C
- 24009-DWC-HB02-02-DR-A-0050 - Plots 21-22, Plans and Elevations – D
- 24009-DWC-HB02-03-DR-A-0050 - Plots 30-31, Plans and Elevations – C
- 24009-DWC-HB03-01-DR-A-0050 - Plots 5-6, Plans and Elevations – C
- 24009-DWC-HB03-02-DR-A-0050 - Plots 17-18, Plans and Elevations – C
- 24009-DWC-HB03-03-DR-A-0050 - Plots 42-45, Plans and Elevations – C
- 24009-DWC-HB04-01-DR-A-0050 - Plots 11-12, Plans and Elevations – C
- 24009-DWC-HB04-02-DR-A-0050 - Plots 15-16, Plans and Elevations – C
- 24009-DWC-HB04-03-DR-A-0050 - Plots 36-37, Plans and Elevations – C
- 24009-DWC-HB05-01-DR-A-0050 - Plots 23-25, Plans and Elevations – C
- 24009-DWC-HB06-01-DR-A-0050 - Plots 26-27, Plans and Elevations – D
- 24009-DWC-HB07-01-DR-A-0050 - Plots 32-35, Plans and Elevations – D
- 24009-DWC-HB08-01-DR-A-0050 - Plots 9-10, Plans and Elevations – C
- 24009-DWC-HB08-02-DR-A-0050 - Plots 13-14, Plans and Elevations – D
- 24009-DWC-HB08-03-DR-A-0050 - Plots 19-20, Plans and Elevations – D

- 24009-DWC-HB08-04-DR-A-0050 - Plots 46-47, Plans and Elevations – D
- 24009-DWC-HB08-05-DR-A-0050 - Plots 48-49, Plans and Elevations - D
- PRI24594-03-North (Tree Protection Plan) (submitted in respect of condition 13)
- PRI24594-03-South (Tree Protection Plan) (submitted in respect of condition 13)
- 3249-5-2 DR-0100-P1 Typical Tree Planting Detail
- 3249-5-2-DR-5000-P5 Landscape Masterplan
- 3249-5-2-DR-5001-P4 Planting proposals
- 3249-5-2-DR-5003-P4 Planting proposals
- 3249-5-2-DR-5004-P4 Planting proposals
- 3249-5-2-DR-5005-P4 Planting proposals
- 3249-5-2-DR-5006-P5 Planting proposals
- 3249-5-2-DR-5007-P4 Planting proposals
- 3249-5-2-DR-5008-P4 Hard surface and Furniture proposals
- 3249-5-2-DR-5009-P4 Hard surface and Furniture proposals
- ITB19902-GA-001B Swept Path Analysis
- ITB19902-GA-002B Swept Path Analysis
- ITB19902-GA-003C Swept Path Analysis
- ITB19902-GA-004B Visibility
- 23-117-001G Engineering Layout (submitted in respect of condition 11)
- Energy Resource Plan (DWC-SP011-01-DR-A-0010 -Rev D) to replace Rev C
- 23-117-002L Indicative Levels Strategy

Documents

- RM Design Compliance Statement
- Accommodation Schedule
- Planning Statement
- CIL Form 1
- Arboricultural Impact Assessment & Arboricultural Method Statement (submitted in respect of condition 13)

- Transport Technical Note (including Vehicle Tracking and Parking Demand Calculator)
- 23-117-02D Drainage Strategy Technical Note (submitted in respect of condition 11)
- Biodiversity Net Gain Assessment (submitted in respect of condition 15)
- Ecological Appraisal
- Written Scheme of Investigation (submitted in respect of condition 12)
- Landscape Environmental Management Plan (submitted in respect of condition 16)
- Energy and Sustainability Statement

This reserved matters application is accompanied by information to enable the discharge of conditions associated within the outline application. Further information regarding the conditions associated with the outline permission, and how such conditions are addressed within the Reserved Matters application can be found in Appendix A.

Background

The outline planning permission included details of access, therefore a reserved matters application is required to seek approval of landscaping, scale, layout and appearance. The outline approval additionally included a parameter plan (ref. D2871_423_Rev B), alongside the details of the approved access.

Condition 1 of the outline planning permission sets out the requirement for the details of reserved matters to be submitted for layout, scale, appearance and landscaping.

Condition 2 of the outline permission requires the submission of reserved matters no later than the expiry of three years from the date of permission (date of permission: 31st January 2023).

Condition 5 sets out the approved plans which are attached to the outline permission.

Condition 7 sets out that full details of construction of the access will be submitted and approved prior to commencement of development.

Condition 9 sets out the requirement for a Construction Method Statement (including a Construction Ecological Management Plan) to be submitted and approved prior to commencement of development.

Condition 11 requires the submission of a drainage strategy to be submitted and approved prior to commencement of development.

Condition 12 requires the implementation of a programme of archaeological work in accordance with a written scheme of investigation, with the WSI to be submitted and approved.

Condition 13 requires the submission of an Arboricultural Method Statement to be submitted and approved prior to commencement of development.

Condition 15 requires the submission of details as to how the development will achieve a biodiversity net gain of 10% for habitats.

Condition 16 requires the submission of a Landscape Environmental Management Plan to be submitted and approved prior to commencement of development.

Condition 19 requires that no dwelling be more than 2 storeys in height, and no dwelling higher than 61.5m AOD.

The Proposed Development

The reserved matters proposals consist of the development of the site to provide for 49 affordable dwellings, alongside drainage and attenuation, open space and landscaping.

The dwellings comprise 2 storey dwellings (or single storey maisonettes arranged over two storeys), proposed to be clad principally in red and grey brick, alongside red/ brown and grey roof tiles. Windows and doors will be provided to a grey finish.

Full details as to housing and tenure mix of the 49 affordable dwellings can be found within the Planning Statement and Housing Tenure Plan. As set out during pre-application discussions, alongside within the Planning Statement, minor alterations to the agreed housing mix are proposed in this reserved matters application. A further letter from the Council confirming these proposed changes is requested, in line with the process as agreed through the Section 106 and subsequent discussions with regards housing mix.

The development includes a comprehensive landscaping scheme, entailing the planting of a variety of tree and shrub species, as well as hedgerow planting and enhancement throughout the site. A substantial area of open space, alongside areas for formal and informal play, are provided.

Excepting for the formation of the already approved access, existing hedgerow and tree planting on site is proposed to be maintained.

Surface water drainage is proposed to be managed through the creation of attenuation ponds, and drained to a local watercourse via surface water sewer. Foul Water is proposed to connect to the existing foul system.

Planning Policy

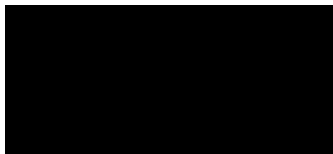
Given the outline permission establishes the principle of development at the site, the principal issues for consideration for the reserved matters application relates to design and layout, drainage, ecology and landscape considerations.

As set out in the Planning Statement, the reserved matters scheme is considered to be in full accordance with the development plan and conditions established by the outline planning application in matters of layout, scale, appearance and landscaping, as well as accompanying matters of ecology, drainage and operational matters.

Conclusion

We trust this is sufficient information for this application to be duly considered and determined. We look forward to dialogue with the Council officers during the course of the application determination period, and in the meantime please do not hesitate to contact me should you require any further information.

Yours faithfully,



David Marley MRTPI
Planner

Enc: Plans as listed in this letter

Appendix A – Conditions associated with 201002

#	Condition	Condition Type	Comment
1	Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced.	Pre-Commencement	In accordance with this reserved matters application.
2	Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.	Compliance	
3	The number of dwellings hereby permitted shall not exceed 49.	Compliance	In accordance with this reserved matters application.
4	The development hereby permitted shall take place not later than 2 years from the date of approval of the last of the reserved matters to be approved.	Compliance	
5	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan in A2 (D2871_430 Rev A); Parameter Plan (D2871_423_Rev B); Site Access Arrangement (ITB15490-GA-002 Rev E).	Compliance	In accordance with this reserved matters application.
6	No building shall be occupied until the accesses (pedestrian and vehicle) have been constructed in accordance with details to plan no. ITB15490-GA-002 Rev E.	Pre-Occupation	
7	Prior to the commencement of development, full details of the construction of the access, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.	Pre-Commencement/Pre-Occupation	To be addressed by a subsequent discharge of condition application.
8	No occupation of the development shall take place until: (a) the approval by the local planning authority of a scheme that provides for the visibility splays shown on plan no. ITB15490-GA-002 Rev E (to include also the removal of any obstruction above a height of 0.6 metres) and the maintenance of the same over the	Pre-Occupation	

	lifetime of the development; and, (b) the full implementation of the aforementioned approved scheme.		
9	No development shall take place, until a Construction Method Statement, including a CEMP (Construction Ecological Management Plan), has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (a) construction of suitable works access; (b) the parking of vehicles of site operatives and visitors; (c) loading and unloading of plant and materials; (d) storage of plant and materials used in constructing the development; (e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (f) wheel washing facilities; (g) measures to control the emission of dust and dirt during construction (h) a scheme for recycling/disposing of waste resulting from demolition and construction works; (i) hours of construction; (j) hours of delivery; and (k) mitigation and avoidance measures for ecology and biodiversity.	Pre-Commencement	To be addressed by a subsequent discharge of condition application.
10	No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays	Compliance	
11	Prior to the commencement of development details for disposing of surface water by means of a sustainable drainage system (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the aforementioned approved details (in so far as they apply to that dwelling) have been implemented.	Pre-Commencement/Pre-Occupation	In accordance with 23-117-02D Drainage Strategy Technical Note and 23-117-001G Engineering Layout
12	No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written	Pre-Commencement	In accordance with ABDA.

	scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.		
13	No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority, this shall include details of existing trees and hedges to be retained in the submitted Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of; (a) any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the sub-phase; (b) any proposed alterations to ground levels within the Root Protection Area or Crown Spread (whichever is the greater) of any retained tree, including trees on land adjacent to the site; (c) the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. (d) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus aterials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority. (e) Prior to occupation of the first dwelling, a Veteran Tree Management Plan shall be agreed in writing with the local planning authority. This Plan shall include: - Specialist Survey Method assessment of the trees; - Individual tree management programme geared towards maximising longevity; - Provision and maintenance of knee-rail style fencing beyond crown driplines, enclosing access-deterrent planting; and - Regular review by a competent person of veteran trees' condition, with follow-up management works being implemented as recommended. The first three elements of the Plan shall be implemented also prior to first occupancy.	Pre-Commencement/Pre-Occupation	In accordance with Arboricultural Impact Assessment & Arboricultural Method Statement, PRI24594-03-North (Tree Protection Plan) & PRI24594-03-South (Tree Protection Plan).

14	No trees, shrubs or hedges within the site which are shown as being retained on the plans approved under condition 13 shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.	Compliance	
15	Prior to the commencement of development, details of how the development will achieve a biodiversity net gain of 10 % for habitats shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agreed shall be fully implemented in accordance with an agreed timetable.	Pre-Commencement	In accordance with the Biodiversity Net Gain Assessment.
16	Prior to the commencement of the development a Landscape Environmental Management Plan (LEMP), in accordance with the Update Biodiversity Report by Aspect Ecology dated October 2022, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens, which delivers and demonstrates a habitat and hedgerow biodiversity net gain shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved LEMP.	Pre-Commencement	In accordance with the Landscape Environment Management Plan.
17	The development hereby approved shall not be occupied until the noise mitigation measures as set out in the Noise assessment report, project number 13390 dated 08/04/2020 submitted with the application, are implemented. The noise mitigation measures shall be retained and maintained thereafter	Pre-Occupation	
18	The development hereby approved shall not be occupied until the pedestrian crossing improvements shown in principle on Drawing ITB15490-GA-017 have been completed to the written satisfaction of the Local Planning Authority.	Pre-Occupation	
19	No dwelling shall be more than 2 storeys in height, and no dwelling shall be higher than 61.5m AOD	Compliance	In accordance with this reserved matters application.
20	Prior to first occupation of the development hereby approved, details of any gate, fence or other means of enclosure within or around the public open space as shown on the	Pre-Occupation	

	Parameter Plan (D2871_423_Rev B), shall be submitted to and approved in writing by the Local Planning Authority		
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