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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: Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT

Application No: 212061
Application type: Full Planning Approval

Applicant: Bowmer & Kirkland

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: The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches

At: Richfield Driving Range Richfield Avenue Reading Berkshire RG1 8EQ

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

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 20 July 2022

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Application At: Richfield Driving Range Richfield Avenue Reading Berkshire RG1 8EQ

Application No: 212061
Application type: Full Planning Approval

CONDITIONS & REASONS

1. Implement within 3 years
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. Approved Plans
The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:
FS0949-JWA-ZZ-00-DR-A-1001-P01– Ground Floor Plans received on 21 December 2021
FS0949-JWA-ZZ-01-DR-A-1002-P01– First Floor Plans received on 21 December 2021
FS0949-JWA-ZZ-02-DR-A-1003-P01 – Second Floor Plans received on 21 December 2021
FS0949-JWA-ZZ-RF-DR-A-1004-P01– Roof Plans received on 21 December 2021
FS0949-JWA-ZZ-ZZ-DR-A-3001-P02 – South and East Elevation and Sections received on 21 December 2021
FS0949-JWA-ZZ-ZZ-DR-A-3002-P02 –Sections received on 21 December 2021 FS0949-JWA-ZZ-ZZ-DR-A-3003-P02 – North & West Elevations and Sections received on 21 December 2021
FS0949-JWA-ZZ-ZZ-DR-A-3010-P01 – Bay Studies received on 21 December 2021
FS0949-JWA-ZZ-ZZ-DR-A-4001-P02 – Sections received on 21 December 2021
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. Material samples as specified
Samples of the materials and colour palettes to be used in the construction of the external surfaces of this development, as specified on the plans and/or application forms, shall be submitted to and approved in writing by the Local Planning Authority prior to any development above foundation level. Thereafter only the materials as approved shall be used in the construction of the external surfaces of this development.
REASON: 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.

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4. Flood risk assessment
The development shall be carried out in accordance with the submitted flood risk assessment (ref 130321-F01, P03, 14/12/2021, Ashfield Solutions Group) and the following mitigation measures it details:
• Finished internal ground floor levels shall be set no lower than 39.80 metres above Ordnance Datum (AOD).
• Compensatory storage shall be provided as outlined in drawing 'Proposed Ground Levels', Section 3.4 and Table 5 of the Flood Risk Assessment.
• Ground beams shall be provided as outlined in Section 3.4 of the Flood Risk Assessment.
These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
REASON: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

5. Contamination verification report
Prior to any part of the permitted development being brought into use, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to, and approved in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.
REASON: To ensure that the site does not pose any further risk to the water environment by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is complete. This is in line with paragraph 174 of the National Planning Policy Framework. Clean cover emplacement and groundwater monitoring works are proposed during development which will need to be verified in accordance with Policy EN16 of the Reading local Plan 2019.

6. Long Term Monitoring and Maintenance
Following the approval of the remediation verification report (see condition 5) and prior to any part of the permitted development being brought into use a long term monitoring and maintenance scheme with a timetable for the submission of reports on the effectiveness of the remediation over a period of 10 years starting from the date the verification report is approved shall be submitted to and 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.

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7. Finding contamination
If contamination not previously identified is found at any time when carrying out the approved development construction works shall be halted on that part of the site where the contamination has been found and it shall be 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 recommenced 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.

8. Piling
Piling using penetrative methods shall be carried out in accordance with the approved Piling Risk Assessment (FS0949-ASO-XX-XX-RP-Y-0004 S3 P01 FINAL 27/05/2022).
REASON: To ensure that the proposed piling does not harm groundwater resources in line with paragraph 174 of the National Planning Policy Framework. A piling risk assessment has been recommended in the Phase II site investigation report, given the site is located over historic landfill. There is the potential to mobilise contaminants into groundwater. In accordance with Policy EN16 of the Reading local Plan 2019.

9. Mechanical plant noise mitigation
No mechanical plant 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. 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. 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.

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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.

10. Air quality
No development shall take place above foundation level until a detailed air quality mitigation plan has been submitted to and approved in writing by the Local Planning Authority. The Air Quality Mitigation Plan is to quantify the impact on emissions as set out in the approved air quality report, Reference ZBKRARA AQA, dated 17/05/2022 in order to demonstrate that any detrimental impact from the development will be mitigated and that the development will not cause an increase in air pollutants to the satisfaction of the Council.
Thereafter, the development shall not be carried out other than in accordance with the approved mitigation scheme, which shall be implemented in accordance with the timescales agreed with the Local Planning Authority.
REASON: These details are required due to insufficient information being contained within this submission and in order to protect the health of borough residents in accordance with Policy EN15 of the Reading Borough Local Plan 2019.

11. Implementation of Approved Remediation Scheme
The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved is occupied, unless the Local Planning Authority otherwise agrees in writing.
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.

12. External Lighting
Prior to first occupation of the development hereby approved full details of all external lighting to be installed within the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a plan indicating the locations of the lights, specifications, height, luminance; lens shape/beam pattern and orientation, any hoods/shades, and an isolux contour map to show light spill levels (down to 2 lux if operating between 23:00 and 07:00, or down to 10 lux if operating only between 07:00 and 23:00) and showing neighbouring buildings. The details shall demonstrate that light levels will not exceed the relevant guidance lux levels specified in the Institute of Lighting Professionals: Guidance Notes for the Reduction of Obtrusive Light GN01:2011 and shall also demonstrate how glare will be controlled. The approved scheme shall thereafter be installed before first occupation of the buildings or use commenced and the external lighting shall thereafter be maintained and operated in accordance with the approved details.

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REASON: In order to protect the privacy and amenity of adjoining and future occupiers and enhance the appearance of the development in accordance with Policy CC7 and CC8 of the Reading Borough Local Plan 2019.

13. Construction methods as approved
The Development shall, throughout the whole of the construction period unless otherwise agreed in writing by the Local Planning Authority, be carried out in accordance with the measures set out within the approved Construction Method Statement dated 15TH December 2021 and amended on May 2022, which includes:
a) Routing of construction traffic
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 hoardings:
f) Measures to control the emissions of dust and dirt during construction including measures to ensure that the highway is kept free from mud, water and stones:
g) Measures to control noise during construction
h) A scheme for recycling/disposing of waste resulting from demolition and construction works:
i) Times of construction work and Site deliveries:
REASON: 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.

14. Construction times
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.

15. No burning of construction waste
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.

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16. Refuse and recycling bin stores
The school development hereby permitted shall not be occupied until details of refuse and recycling bin stores have been submitted to and approved in writing by the Local Planning Authority. The details shall include measures to prevent pests and vermin accessing the bin stores.
The approved bin storage, including pest and vermin control measures, shall be provided in accordance with the approved details prior to school development being open for use by pupils and shall not be used for any purpose other than bin storage at all times thereafter.
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.

17. BREEAM Sustainability Standard Certificate - Interim
No development above ground works shall occur until evidence has been submitted and approved in writing by the Local Planning Authority demonstrating that the development is to be constructed to achieve a BREEAM Sustainability Standard with a minimum score of BREEAM 60% Very Good rating.
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.

18. Final BREEAM Sustainability Standard and adaptation
Within 6 months of the first occupation of the development hereby permitted a report shall be submitted to and approved in writing by the Local Planning Authority to provide:
i. evidence to confirm that the development has achieved a BREEAM Sustainability Standard with a minimum score of BREEAM 60% Very Good rating, and
ii. a strategy for how the building can be adapted to improve on the achieved BREEAM score by taking advantage of alternative sustainable sources of energy with a timetable for these adaptations to be carried out subject to sources of funding being available. The strategy to be reviewed on a bi-annual basis from first occupation.
REASON: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC2, CC3 and CC4 of the Reading Borough Local Plan 2019.

19. SUDS - pre commencement
No development shall commence on site until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The plan shall include:

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i. a timetable for its implementation, and
ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
REASON: These details are required due to insufficient information being contained within this submission and in order to reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

20. Sustainable drainage completed
Prior to first occupation of the development hereby permitted, the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details pursuant to condition 19. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON: To reduce the risk of flooding onsite or elsewhere in accordance with Policy EN18 of the Reading Borough Local Plan 2019.

21. Parking provided as approved
The school development hereby approved shall not be occupied until all vehicle parking space(s) have been provided in accordance with the plans hereby approved. The space(s) shall be kept available for 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.

22. Vehicle access
The school development hereby approved shall not be occupied until the vehicle access serving it has been constructed in accordance with the plans hereby approved.
REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

23. Bicycle parking
The school development hereby approved shall not be occupied until the bicycle parking facilities for the school have been provided in accordance with the plans hereby approved. The facilities shall be kept available for bicycle 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 Borough Local Plan 2019.

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24. EV Charging points
The school development hereby approved shall not be first occupied until details of an electric vehicle (EV) charging scheme comprising a layout plan and detailed specification for a minimum of ten percent of all vehicle parking spaces on site 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, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the school development shall not be first occupied until the EV charging 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 Borough Local Plan 2019.

25. Visibility splays provided
The school building shall not be occupied until all the visibility splays shown on the approved drawing 600353-HEX-00-00-DR-TP-0500 Rev 02 dated 08/03/2022 have been provided.
All areas shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above the carriageway level and maintained as such.
REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

26. Visibility Splay
The area of land between the forward visibility curve shown on the application drawing and the highway boundary shall be kept free from all obstructions to visibility above a sightline height of 0.6 metres from the surface of the carriageway.
REASON: In the interests of road safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

27. Travel Plan
Within 5 months of first occupation of the school development hereby approved, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include a full analysis of the established modal split for the school, reasons for the modal choice, and detailed proposals for future transport provision including the encouragement of bicycle travel or bus use with the aim of securing a reduction in the proportion of car trips generated to and from the development hereby approved.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in and encourage modal shift in accordance with TR1 of the Reading Borough Local Plan 2019.

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28. Travel Plan review
On the first anniversary of the approved Travel Plan and annually thereafter, an annual review of the Travel Plan shall be submitted to and approved by the Local Planning Authority. This shall include a detailed survey of the number of movements generated by the school and shall be compared with the initial survey carried out under the terms of the previous condition 27 (the control level) and in the event of any reduction not being secured the school operator shall, in consultation with the Local Planning Authority, introduce further inducements as are necessary to cause a reduction in the proportion of car borne trips in comparison with the control level.
REASON: In order to minimise danger, obstruction and inconvenience to users of the highway in accordance with TR1 of the Reading Borough Local Plan 2019.

29. Roads provided
The school development hereby approved shall not be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.
REASON: In the interests of road and pedestrian safety in accordance with Policy TR1 and TR3 of the Reading Borough Local Plan 2019.

30. Hard and soft landscaping details
Before development goes beyond foundation level a comprehensive scheme of hard and soft landscaping shall be 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, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable;
d. A planting 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, tree pit specifications.
REASON: These details are required 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.

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31. Implementation of landscape works
All hard and soft landscape works shall be carried out in accordance with the approved details and to a reasonable standard in accordance with the relevant recommendations of appropriate British Standards or other recognised Codes of Good Practice. The works shall be carried out prior to the occupation of any part of the development or in accordance with the timetable agreed with the Local Planning Authority. Any trees or plants that, within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved, unless the Local Planning Authority gives its written consent to any variation.
REASON: To ensure the provision of amenity, and biodiversity enhancements, afforded by appropriate landscape design and to comply with Policy CC7 of the Reading Borough Local Plan 2019 and paragraphs 1, 179 and 180 of the NPPF.

32. Boundary treatment
The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.
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.

33. Landscape management plan
Prior to the first occupation of the development a landscape 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 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.

34. Arboricultural Method Statement and Tree Protection Plan - Pre Commencement
No development shall commence on site (including demolition or preparatory works) 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. The development shall not be carried out other than in accordance with the approved Arboricultural Method Statement and Tree Protection Plan.

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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.

35. Avoid bird nest disturbance
All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird- nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present.
If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.
REASON: To ensure that wildlife is not adversely affected by the proposed development in line with Policy EN12 of the Reading Borough Local Plan (2019).

36. No development shall commence above foundation level until a Rivermead Ditch enhancement plan which includes full details (and timetables) for enhancing the ditch, including the eradication of invasive species, the desilting and re-profiling of the ditch and the enhancement of the marginal vegetation has been submitted to and approved in writing by the local planning authority. The plan shall thereafter be implemented in accordance with the approved details and timetable.
REASON: To incorporate biodiversity improvements in and around developments as per paragraph 175 of the NPPF and policy EN12 in the Reading Borough Local Plan 2019.

37. Biodiversity Construction Environmental Management Plan
No development shall take place (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

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accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.
REASON: To minimise impacts on biodiversity (paragraphs 179 and 180 of the NPPF) and in accordance with Policy EN12 of the Reading Borough Local Plan.

38. External lighting
No development above foundation level shall commence until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife 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 with beam orientation demonstrating that the ditch shall not be illuminated to more than 1 lux
• A schedule of equipment
• Measures to avoid glare
• An isolux contour map showing light spillage to 1 lux.
The approved lighting plan shall thereafter be implemented as agreed.
REASON: To limit the impact of light pollution from artificial light on nature conservation (paragraph 185 of the NPPF) and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

39. Biodiversity enhancements
No development above foundation level shall commence until full details of biodiversity enhancements, to include locations and elevations of twelve integrated bird and twelve integrated bat boxes, tiles or bricks on and around the new buildings have been submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.
REASON: To incorporate biodiversity in and around developments in accordance (paragraphs 179 and 180 of the NPPF) and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

40. Community use agreement
The development shall not be occupied until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in compliance with the approved agreement.
REASON: To ensure that use by the community of the facilities provided at the school (for sports/arts/gatherings) can be provided for and in accordance with Policy OU1 of the Reading Borough Local Plan 2019.

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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. 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 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.

3. In accordance with Article 35 (DMPO 2015) some conditions have been indicated 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. The need for these conditions to be approved before commencement has been agreed by the applicant.

4. The Community Infrastructure Levy (CIL) is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. For this approved development the CIL status is NIL CHARGE.

5. A section 106 Agreement has been completed for this development to secure off site transport works and plans/contributions to provide for employment and skills training during construction and by the end user. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning.

6. The school operators are encouraged to explore ways to reduce traffic arriving at the site during peak travel times to avoid congestion from school goers and the general public.

The school operator is also encouraged to work with adjacent site operators to ensure that potential conflict between delivery times and pupil arrival times are managed and reduced.

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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.

Appeals can be made online at: https://www.gov.uk/planning-inspectorate.
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on 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 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

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan – No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.