

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

**APPLICATION FOR A NON-MATERIAL CHANGE FOLLOWING A GRANT OF PLANNING
PERMISSION**

To: Pegasus Group
21 Ganton Street
London
W1F 9BN

Application No: 230622
Application type: Non Material Amendment

Applicant: Vistry Thames Valley

READING BOROUGH COUNCIL as Local Planning Authority **AGREE** to a non-material amendment to the planning permission referred to below in accordance with the plans and supporting information submitted in connection with this application.

Proposal: Application for non-material amendment to planning permission 221312VAR to amend the wording of condition 22 (biodiversity net gain) to require submission and approval of details of the off-site biodiversity mitigation measures prior to occupation of 50% of the proposed dwellings, instead of prior to the commencement of the development. Details of on-site mitigation measures still to be submitted and approved prior to commencement of the development

At: Former Reading Golf Club 17 Kidmore End Road Emmer Green Reading RG4 8SQ

Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 8 August 2023



Assistant Director of Planning, Transport and
Public Protection Services

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CONDITIONS & REASONS

Condition no. 22 is amended to the following:

22. The development hereby permitted shall achieve a total net gain of 10% in Habitat Biodiversity Units and Hedgerow Biodiversity Units, through on- and off-site measures, based on an accurate DEFRA Biodiversity Impact Assessment Calculator and associated accurate maps.

i) On-Site

No development shall take place (including demolition, ground works, vegetation clearance) until a scheme ("the scheme") to ensure that there is a net gain in on-site Habitat Biodiversity Units and Hedgerow Biodiversity Units as a result of the development, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be based on an accurate DEFRA Biodiversity Impact Assessment Calculator and associated accurate maps. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved. Any remaining units to ensure the development achieves at least an overall 10% net gain in biodiversity units shall be secured via off-site off-setting arrangements referred to under part ii) of this condition below.

ii) Off-Site

No more than 50% of the dwellings hereby permitted shall be occupied until a scheme for off-site delivery of any remaining Biodiversity Units to ensure there is an overall net gain of 10% in Habitat Biodiversity Units and Hedgerow Biodiversity Units (measured using DEFRA 3.1 metric) as a result of the development, including details of their management in perpetuity, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- Proposals for off-site offsetting
- The provision of arrangements to secure the delivery of the habitat units (including a timetable for their delivery) in perpetuity; and
- A management and monitoring plan (to include for the provision and maintenance of the offsite offsetting measures in perpetuity with bi-annual monitoring reports being submitted to the local planning authority).

The written approval of the Local Planning Authority shall not be issued before the arrangements necessary to secure the delivery of any off-site offsetting measures in perpetuity have been executed. The scheme shall be implemented in full accordance with the requirements of the scheme or any variation so approved.

Date: 8 August 2023



Assistant Director of Planning, Transport and
Public Protection Services



Reading
Borough Council
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REASON: To deliver a measurable net gain in Hedgerow Biodiversity Units and Habitat Biodiversity Units in accordance Policy EN12 of the Reading Borough Local Plan 2019

INFORMATIVES

1. This notice relates to the changes to condition no. 22 of the substantive planning permission (ref. 221312VAR) only. It shall be read in the context of the substantive planning permission and is bound by all the conditions and obligations attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.
2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Date: 8 August 2023

Assistant Director of Planning, Transport and
Public Protection Services