



Nexus Planning
Holmes House
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SE1 8BT
Attn: Georgia Goff
Principal Planner

Keith Townsend
Executive Director Economic Growth and
Neighbourhood Services
Civic Offices, Bridge Street,
Reading, RG1 2LU

☐ 0118 9373787

Our Ref: 230122

Your Ref: PP-11796015-v1

Direct ☐: 0118 9372461

e-mail: julie.williams@reading.gov.uk

Your contact is: Julie Williams, Planning

Dear Ms Goff,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230122

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 10 (Air Quality) of application 212061

I refer to your application as described above.

Condition 10 states:

10. Air quality

No development as hereby permitted 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 ZBKRRARA 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 which is unacceptable to the Local Planning Authority.

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.

The detail submitted to demonstrate how the above requirements can be met has been assessed by a Principal Environmental Protection officer and on 20 February she commented that she had reviewed the air quality mitigation plan and that it was generally acceptable. However, a few comments and requests for information to be provided prior to approval of the details:

- Can the impact on air quality be quantified to some extent as required by the condition? For example, how many journeys might a measure save, and what is the likely impact of that on the original air quality assessment. I appreciate it will be based on estimates.

- Regarding the planting, can more specifics be provided on how the development will be implementing this idea?

You have responded with further information and following discussions it has been confirmed that the information submitted is acceptable to allow the submission stage of the condition to be confirmed as met. Full compliance requires the approved mitigation scheme to be implemented.

For clarity the submitted and approved information comprises:

- Air Quality Mitigation Plan ref: DS/GA/River Academy Air Quality Mitigation Plan prepared by DustscanAQ dated 17 January 2023
- Addendum to Air Quality Mitigation Plan ref: DS/GA/River Academy Air Quality Mitigation Plan prepared by DustscanAQ dated 26 September 2023
- Clarification of estimate of maximum impact of the emissions reduction – 10% correspondence from DustscanAQ dated 24 October 2023.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Julie Williams
Planning & Building Control Manager