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Ms. A. Amoah,
Principal Planning Officer,
Development Management,
Reading Borough Council,
Planning and Development,
Civic Offices,
READING.
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35537/A3/CS/JEH/dw

BY EMAIL: alison.amoah@reading.gov.uk

7th June, 2023

Dear Alison,

ROYAL ELM PARK (LAND AT MADJESKI STADIUM) (160199)
ADDITIONAL INFORMATION RE DISCHARGE OF CONDITIONS APPLICATION 230448
CONDITIONS 3, 4, 7, 68, 70, 71, 72, 73

Further to our meeting on Tuesday 30th May, we write to you on behalf of our client, RFC Prop Co Ltd, as planning consultants for the approved development (known as Royal Elm Park) on land adjacent to the Select Car Leasing ('SCL') Stadium. The following letter provides an update regarding the approach taken to discharge the following conditions 3, 4, 7, 68, 70, 71, 72, 73.

Background

In October 2022, a letter from Reading Borough Council ('the Council') confirmed that the proposed approach to implementation through one single pile foundation for Phase 1 of the Multi Storey Car Park area would constitute a material operation. The letter stated that the commencement would be lawful as long as all necessary pre-conditions, s106 obligations etc have been carried out.

Discussions with yourself since then have been based on a pragmatic approach to discharging the necessary conditions and s106 obligations considering the implementation strategy adopted. This approach has also incorporated two Non-Material Amendment applications being submitted and subsequently approved (RBC Ref. 221914 and 230080 respectively).

Nevertheless, there remained several conditions that required discharge or partial discharge ahead of commencement. The majority of those conditions related to ground conditions, gas, and groundwater.

As part of the Planning Performance Agreement ('PPA') programme, and ahead of any discharge of conditions application submission, on the 22nd February 2023, Ramboll presented an overview of the proposed approach that would be taken to discharge conditions 3, 4, 7, 68, 70, 71, 72, 73. In this meeting, Ramboll provided a brief history of the Site in terms of Ground Conditions and Gas. No

feedback was provided in the meeting owing the scale of information presented. Instead, it was agreed at this that the Council and their appointed consultants, Tweedie Evans Consulting ('TEC'), would review the material presented by Ramboll and provide feedback.

On the 9th March, 2023, in a meeting between the Council, TEC, BWnS, and Ramboll, TEC and the Council provided verbal feedback on the material that had been presented by Ramboll on the 22nd February, and submitted on the same day. Various technical queries were raised regarding the material presented by Ramboll, including the request that additional, more recent, data post 2021 should be included in any relevant assessments.

On the 5th April, 2023, Barton Willmore, now Stantec (BWnS) submitted a discharge of conditions application for conditions 3, 4, 7, 68, 70, 71, 72, 73, and 79 (RBC Ref. 230448). Condition 79 relates to an overall surface water drainage strategy and is therefore not directly relevant for the purposes of this letter. That submission included a Royal Elm Park Conditions Report Parts 1, 2, 3, 3b, and 4 prepared by Ramboll.

On the 11th May you provided us (BWnS) with a letter written by TEC (dated 19th March). The TEC letter provided the Council with written feedback on the material presented by Ramboll on the 22nd February. We note that it did not refer to material submitted pursuant to the discharge of conditions on 5th April.

Next Steps

This letter responds to the requests for further information contained in the TEC letter dated 19th March. Enclosed with this letter is the following:

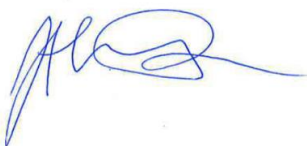
- A technical letter responding to the TEC letter dated 19th March - Ramboll (May 2023);
- REP Groundwater Quality and Gas Assessment Issue 04 - Ramboll (May 2023); and
- REP Gas Assessment Update_Issue01 - Ramboll (May 2023).

Given the time critical nature of the implementation programme set out within the PPA, we will also be issuing a MS Teams meeting invite to discuss to the relevant conditions and information contained herewith. Whilst we had envisaged this being in person, difficulties in coordinating diaries have meant we are intending to proceed virtually.

As you will already be aware, whilst it is noted conditions 3, 4, 7(a) and 72 do not specifically provide for a partial/phased approach, this does not preclude the Council issuing a partial discharge. The Council may wish to accept that the information provided is sufficient to allow implementation but seek to retain control over the remaining construction of phase 1 and the other phases of the permission.

We look forward to continuing to work collaboratively with the Council and TEC regarding the above to continue progress towards implementation as agreed under the PPA. However, in the meantime, we would encourage the Council or TEC to raise any questions as soon as possible so that we can collaboratively establish a solution. In such circumstance please do not hesitate to get in touch with Kim, Connor or myself.

Yours sincerely,



JANE HARRISON
Associate

