

**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: Crestbridge Corporate Trustees Limited Application No: 220496
as trustee of G Reading JPUT Application type: Non Material Amendment
HQ Building
Thomson Avenue
Harwell Campus
Oxfordshire
OX11 0GD

Applicant: Crestbridge Corporate Trustees Limited as trustee of G Reading JPUT

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: Non-Material Amendment to amend the wording of Condition 9 of planning wording of Condition 9 of planning permission 192054, to provide for the additional word 'target' minimum 8-metre wide buffer zone.

At: Reading International Business Park Land to the South of A33 Relief Road Reading Berkshire RG2 6DA

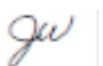
Subject to such new conditions, altered conditions, or removed conditions, and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED

Date: 9 September 2022



Assistant Director of Planning, Transport and
Public Protection Services



Application At: Reading International Business Park Land to the South of A33 Relief Road
Reading Berkshire RG2 6DA

Application No: 220496

Application type: Non Material Amendment

CONDITIONS & REASONS

1. AMENDED CONDITION 9

No development shall take place until a scheme for the provision and management of a target minimum 8 metre wide buffer zone along the southern side the Kingsley Close Ditch has been submitted to, and approved in writing by, the local planning authority. Thereafter, the development shall be carried out in accordance with the approved scheme. The buffer zone scheme shall be free from all built development including lighting, formal footpaths, hard standing and formal landscaping and shall include:

- Scaled plans showing the extent and layout of the buffer zone, measured from the bank top to the edge of the development. Development in this instance includes the access track and formal hedging. The top of bank location should be confirmed by a suitably qualified person e.g. a river ecologist or hydrologist.
- Details of any proposed planting scheme that should be native species of UK provenance.
- Details of any additional enhancements to the watercourse such as the re-profiling of the bank, as recommended in the Ecological Assessment (Ecology Solutions, December 2018) and the Ecological Mitigation and Management Plan (Ecology Solutions, June 2020).
- Details of any proposed footpaths, fencing, lighting, etc. To reduce light spill into the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings.

For more information see the Institution of Lighting Professionals guidance:
<https://www.theilp.org.uk/documents/obtrusive-light/>

<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/>

- Details demonstrating how the buffer zone will be protected during the construction phase, for instance by temporary fencing.
- The production of a detailed management plan that should include the removal of non-native plant species and the selective thinning of the tree belt to allow more light into the watercourse, to aid the establishment of native aquatic and wetland plant species.
- Details demonstrating how the buffer zone will be managed over the longer term including adequate financial provision and named body responsible for the management.

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REASON: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected in accordance with paras. 170 and 175 of the NPPF, the Natural Environment and Rural Communities Act 2006, Article 10 of the Habitats Directive, and Policy EN11 of the Reading Borough Local Plan 2019.

INFORMATIVES

1. This notice relates only to the changes to condition 9 of the substantive planning permission (Ref: 192054). 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: 9 September 2022



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