

Nexus Planning
Holmes House
4 Pear Place
London
SE1 8BT

Attn: Hannah Hiscock

Frances Martin
Executive Director for Economic Growth
and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 221133

Your Ref: PP-11434830-v1

Direct ☎: 0118 9372461

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

17 October 2022

Your contact is: Julie Williams, Planning

Dear Hannah,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221133

Application type: Approval of Conditions

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

Proposal: Application for approval of details reserved by conditions 34 (Arboricultural Method Statement and Tree Protection Plan) and 37 (Biodiversity Construction Environmental Management Plan) of Application 212061

I refer to your application as described above.

Condition 34 (Arboricultural Method Statement - AMS)

This condition requires:

No development as hereby permitted 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.

Our Natural Environment officer commented, with reference to the Arboricultural Method Statement ref 1280 dated 13 July 2022 from SJ Stephens Associates:

I note the documentation referred to are later revisions than those submitted under 212061 and which I have not seen. I assume these have been prepared for other conditions and have been deemed acceptable, albeit condition 30 (landscaping, including services) has not been discharged.

However, I note that 5.9.1 states:

‘The location of all surface water and foul water drain runs, together with attenuation tanks are shown on the Tree Protection Plans. All have been kept outside the Root Protection Areas of trees’.

And 5.9.2 states: 'Trenches for electricity, gas, water and comms will all be kept outside the Root Protection Area of trees'.

5.3.2 advises that: 'These tree work proposals differ from the Arboricultural Impact Assessment dated 04-05- 2022 only in that T77c, a 5m, C category, goat willow will now be removed to allow installation of drainage'. This is acceptable and will be considered when assessing forthcoming landscape proposals.

In conclusion, I am satisfied with the AMS provided for the purposes of this condition. The applicant should be reminded the condition also requires implementation of the approved AMS in order that the condition is fully discharged on completion. As included in the Planning AMS, regular arboricultural supervision, with written and photographic reports, should be undertaken and I would suggest the 'specific operations' alluded to in 6.3.4 include the installation of the no-dig surfaces, installation of hand dig elements and other grounds works within RPAs.

Condition 37 (Biodiversity Construction Environmental Management Plan - CEMP: Biodiversity)

This condition requires:

No development as hereby permitted 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 accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

A document prepared by DeltaSimons July 2022 was submitted but there were 5 matters of detail missing or requested to enable the proposed CEMP to be agreed. The request for more information was sent to you on 9 September 2022.

Your ecologist was able to provide the requested additional information in an updated report dated 4 October 2022. This was sent to our consultant ecologist and they confirmed on 14 October that the CEMP: Biodiversity is of an appropriate standard and that Condition 37 can be discharged.

These approved methods now need to be adhered to throughout the construction phase.

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.

Yours sincerely



Julie Williams
Planning Manager