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7695: READING INTERNATIONAL LOGISTIC PARK, READING,
BERKSHIRE

BRIEFING NOTE: RIVER MEASUREMENT WORK IN PURSUANT TO CONDITION 9 OF PLANNING REF: 192054

Introduction

1. Ecology Solutions was instructed by Macgregor Smith on behalf of Arlington to undertake river measurement works to address pre-commencement planning Condition 9 detailed within the decision notice for the proposed redevelopment at Reading International Logistic Park, Reading, Berkshire (planning ref: 192054).
2. Pre-commencement planning Condition 9 regards the provision and management of an 8-metre wide buffer zone along the Kingsley Close Ditch. This briefing note is concerned with addressing the first bullet point of condition 9, which is as follows:

No development shall take place until a scheme for the provision and management of a 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.

3. Kingsley Close Ditch is a small watercourse that flows within the tree belt in the north of the site. It has small vertically engineered banks along its length, as detailed in the main submission documents, and is culverted in sections where it flows underneath the adjacent roads.

Methodology to address the condition:

4. A topographical survey of the site was undertaken by Greenhatch Group in 2014. The topographical survey shows the channel route of the Kingsley Close Ditch.

5. Ecology Solutions visited the site in March 2021 and measured the top of bank location at regular 5-metre intervals using a Garmin GPS device.
6. Ecology Solutions have drawn a line over the topographical survey (produced by Greenhatch Group) to confirm the top of bank location. This remains accurate and is associated with the total width of the watercourse. There are sloping ground outside of the watercourse channel but these are solely associated with the local topography and do not present any part of the local fluvial system.

Summary and Conclusion

7. The confirmation of the top of bank location facilitates the accurate measurement of the 8-metre wide buffer zone along the southern side of Kingsley Close Ditch by Macgregor Smith.
8. In conclusion, the first bullet point of pre-commencement planning Condition 9 has been satisfied following review and confirmation by a suitably qualified ecologist.
9. Details of the extent and layout of the buffer zone will now be provided to fully address all aspects of the condition.

Ecology Solutions
13.04.21



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