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Our Ref: 220738

Your Ref: PP-11269562-v1

Direct: ☎ 0118 9373625

e-mail: Matthew.Burns@reading.gov.uk

4th November 2022

Your contact is: Mr Matt Burns, Planning

Dear Esme,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 220738

Application type: Approval of Conditions

Address: Reading Golf Club Kidmore End Road Reading RG4 8SQ

Proposal: Application for approval of details reserved by conditions 19 (Habitat Enhancement Scheme), 20 (Construction Environmental Management Plan) and 44 (Archaeology) of planning permission ref. 211843

I refer to your Approval of Conditions application as described above.

Condition no. 44 (Archaeology Written Scheme of Investigation)

Condition no. 44 states the following:

44. No development shall take place until a programme of archaeological works have been undertaken in accordance with a written scheme of investigation, which has been first submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed programme of work pursuant to this condition.

REASON: The site lies in an area of archaeological potential, as identified through assessment and survey. The potential impacts can be mitigated by a program of archaeological work to record and advance our understanding of any heritage assets to be lost, in accordance with national and local planning policy.

The following document is hereby approved pursuant to condition no. 44:

- Cotswold Archaeology Archaeological Evaluation Written Scheme of Investigation ref. JAC28145
Version 5 August 2022

Received by the Local Planning Authority on 15th September 2022

The above condition shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Condition no. 19 (Habitat Enhancement Scheme)

Condition no. 19 states the following:

19. No development shall commence on site (including demolition or preparatory works) until details of a habitat enhancement scheme have been submitted to and approved in writing by the Local Planning Authority. The scheme is to include a programme for implementation and ongoing maintenance of the habitat enhancement measures and shall include specific measures to ensure the green links across the site are retained. The habitat enhancement scheme shall thereafter be implemented and adhered to in accordance with the agreed programme.

REASON: Details are required prior to commencement as insufficient information was submitted with the application and in order to avoid harm to habitats and species whilst securing biodiversity enhancement in the long term. This accords with Paragraph 175 of the NPPF (2019), Policy EN12 of the Reading Borough Local Plan 2019, the Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017.

The following information has been submitted:

- The Ecology Co-op Habitat Enhancement Plan ref. P3063 Rev 1.1 dated 3rd August 2022

Received by the Local Planning Authority on 16th August 2022

The above details are not considered to be acceptable for approval. This is because the submitted Habitat Enhancement Scheme does not include sufficient details in respect of the landscaping, landscape management and boundary treatment proposals for the development nor sufficient details of the biodiversity enhancements and mitigation proposed which are fundamental to demonstrating the habitat enhancement strategy for the development.

The above details are hereby not approved under condition no. 19 and this condition is not discharged.

Condition no. 20 (Construction Environmental Management Plan)

Condition no. 20 states the following:

20. No development 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.

REASON: To minimise impacts on biodiversity in accordance with Paragraphs 170 and 175 of the NPPF and in accordance with Policy EN12 of the Reading Borough Local Plan 2019.

The following information has been submitted:

- The Ecology Co-op Construction Environmental Management Plan ref. P3063 Rev 1.1 dated 15th August 2022
- The Ecology Co-op Technical Note - Updated Protected Species Surveys letter dated 9th May 2022

Received by the Local Planning Authority on 16th August 2022

The above details are not considered to be acceptable for approval. This is because the submitted Construction Environmental Management Plan does not address all the requirements a) to h) of condition no. 20. The submitted plan is also overly general and does not apply the management proposals on a site and development specific basis. The documents also fails to detail how the impacts of the development on the environment would be managed if implemented on a phased basis in conjunction with the general construction methodology for the development, nor in respect of the landscaping, boundary treatment and biodiversity mitigation and enhancement proposals for the development.

The above details are hereby not approved under condition no. 20 and this condition is not discharged.

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

Matt Burns

Matt Burns
Principal Planner

NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse to grant approval for details submitted pursuant to a condition, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If the condition(s) relate to a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If the condition(s) relate to an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision relating to any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>

