

Our ref: T4328

Your ref: 200713

16/12/2020



TEMPLE

LEADERS IN ENVIRONMENT,
PLANNING & SUSTAINABILITY.

Susanna Bedford,
Planning Department
Directorate of Economic Growth and Neighbourhood Services
Reading Borough Council
Civic Centre
Bridge Street
Reading RG1 2LU

Dear Susanna,

Reading Golf Course: Statement of Environmental Impact Assessment Conformity

Introduction

1. In June 2020, Fairfax (Reading) Ltd and Reading Golf Course Ltd ("the Applicant") submitted an outline planning application for a residential development ("the Proposed Development") at Reading Golf Course ("the Site") in Emmer Green, in the administrative area of Reading Borough Council ("RBC").
2. The Application was supported by an Environmental Statement prepared by Temple Group Ltd ("Temple") on behalf of the Applicant.
3. During the determination period minor changes to the submitted application were agreed with RBC to take into consideration the consultation feedback. This included amendments to the layout proposed and a change to the description of development.
4. The Proposed Development is now described in the planning application as follows:

"Outline planning application, with matters reserved in respect of Appearance, for demolition of the existing clubhouse and the erection of a new residential-led scheme (C3 use to include affordable housing) and the provision of community infrastructure at reading golf club."
5. The Application is now to be resubmitted with the agreed amendments.
6. This letter reviews the changes required to the Proposed Development to incorporate and the implications for the June 2020 Environmental Statement.

Amendments to the Proposed Development

7. The submitted outline application included:
 - 260 dwellings and a health facility;
 - The removal of 118 trees, including 19 category 'B' (moderate quality) trees, 88 category 'C' (low quality) trees and 11 category 'U' (unsuitable for retention quality);
 - The planting of 118 new trees, together with a block of compensatory woodland planting adjacent to Cucumber Wood to the north of the Site; and
 - 3.57 ha of public open space (excluding SUDs).

8. The revised outline application now proposes:
- 257 dwellings and a health facility;
 - The removal of 122 trees, including 21 category 'B' (moderate quality) trees, 90 category 'C' (low quality) trees and 11 category 'U' (unsuitable for retention quality);
 - The planting of 128 new trees, together with a block of compensatory woodland planting adjacent to Cucumber Wood to the north of the Site; and
 - 3.51ha of public open space (excluding SUDs).
9. A figure showing the changes to the layout for the Proposed Development is appended to this letter.

Statement of Environmental Conformity

10. The Environmental Statement (ES) was produced by Temple in June 2020 in accordance with the Town and Country Planning Environmental Impact Assessment 2017 Regulations. The purpose of this letter is to demonstrate that the environmental information provided to RBC to accompany the June 2020 ES is adequate in order to assess the environmental effects of the proposed amendments.
11. In order to demonstrate that the findings of the June 2020 ES are still valid in the context of the proposed amendments each of the technical assessments have been reviewed to take account of any changes to the following:
- legislation, policy and guidance;
 - baseline conditions and receptors;
 - potential for change to the residual effects;
 - requirement for additional mitigation;
 - introduction of new committed developments.

Changes in Legislation, Policy and Guidance

12. There have not been any changes to legislation, policy or guidance for any of the technical assessments undertaken within the June 2020 ES that will affect the assessment of effects or the residual effects presented in the 2020 ES. In the context of the proposed amendments the existing assessments can be considered up to date in terms of the legislation, policy and guidance applied.

Changes to Baseline Conditions and Receptors

13. The baseline for the 2020 ES was determined from the conditions at and around the Site in 2019/2020. The baseline conditions in the intervening period have not changed from those assessed in the 2020 ES. As such the baseline assessed in the 2020 ES can still be considered representative and valid in the context of the proposed amendments for all of the technical topics presented within the ES.
14. The slight reduction in residential units and change in number of trees removed and provided will not change the anticipated level of construction activity. The construction phase effects are

unaffected by the proposed amendments and remain as reported in the June 2020 ES.

15. The number of residential units proposed has been slightly reduced (by three units). The greater number of units assessed in the June 2020 ES therefore reflects a conservative estimate of effects on demand for education, health and community facilities, traffic generation, air quality and noise and on greenhouse gas emissions during operation.
16. The slight reduction in residential units would not change the conclusions of the socio-economic assessment in terms of effects on housing provision or on the effect of the additional population on the local economy. The slight reduction in public open space would not change the conclusions of the assessment of effects on open space provision.
17. Changes to the proposed layout of the scheme, the increase in number of trees to be removed and increase in number of trees to be replanted would not change the conclusions of the assessment of effects on landscape and visual impact or ecology. An LVIA ES Addendum has also been provided that confirms no change to the significance of assessed effects.
18. Changes to the layout of the drainage basins for the scheme have been made, however the capacity of these basins remains the same as does the wider drainage strategy for the Proposed Development. As such, these changes do not alter the conclusions of the water resources and flood risk assessment.
19. Therefore, the residual effects and conclusion presented would not change as a result of the proposed amendments.

Requirement for Additional Mitigation

20. The proposed mitigation measures as outlined in the June 2020 ES remain unchanged and valid in the context of the proposed amendments.

Introduction of new Committed Developments

21. The committed development surrounding area have been reviewed and no further committed developments have come forward in close proximity to the Proposed Development since the application was submitted in June 2020. Therefore, the cumulative assessment remains unchanged and valid in the context of the proposed amendments.

Conclusions

22. The proposed amendments have been fully reviewed in the context of the June 2020 ES. Although some minor changes have been made to the submitted scheme as assessed in the June 2020 ES, these changes are not substantive and will not alter the residual effects or the proposed mitigation presented in the June 2020 ES. Therefore, the June 2020 ES can be considered representative in the context of the proposed amendments.

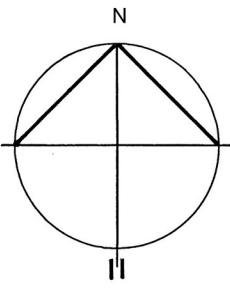
Yours sincerely,



James Sanders
Director

[Appendix A – Revised indicative layout for the Proposed Development]

SCALE
0m 5m 10m 20m 50m 100m



Fairfax

Fairfax (Reading) Ltd and Reading Golf Club Ltd

Scale: 1 : 1000 @ A1 Drn By: PjH Date: Dec '20

Drg No: 2054/PL.04 Rev A

Project: Land at:
READING GOLF CLUB
KIDMORE END ROAD,
EMMER GREEN, READING

Drawing Title:
SITE LAYOUT

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