

Michael Sparks Associates
Units 11 And 12 Plato Place
72-74 St Dionis Road
London
SW6 4TU

Attn: Mathew Thomas

Giorgio Framalicco
Head of Planning, Development
& Regulatory Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☎ 0118 9373787

Our Ref: 181835

Your Ref: PP-07373383

Direct ☎: 0118 9372461

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

6 December 2018

Your contact is: Julie Williams, Planning

Dear Mathew,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 181835

Application type: Approval of Conditions

Address: Land at Island Road Reading

Proposal: Application for discharge of condition 13 of planning permission 170444.

I refer to your application as described above.

Condition 13 requires the submission of a Management plan for the woodland adjacent to the River Kennet. It explains:

A management plan for the woodland adjacent to the River Kennet shall be submitted to and approved in writing by the council prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The woodland management plan is to run for a period of 10 years and is to comprise as a minimum the following:

- Detailed description and maps of habitats and other ecological features on and adjacent to the site
- Clear long and short term aims and objectives for the site.
- Prescriptions to achieve the aims and objectives of the plan to include details of the organisation who will be responsible for implementing the prescriptions;
- Details of how the aims, objectives and prescriptions will be monitored, and what processes will be put in place to ensure that the plan is iterative (ensuring its aims and objectives are met and that management is adjusted to ensure that this is the case).
- A mechanism to ensure that the woodlands ecological value is maintained and enhanced after the 10 year management period has expired.

Reason: To ensure that the development does not lead to deterioration in the woodland, and that the development leads to an enhancement of the woodland's ecological value in line with Policy CS36 and the NPPF.

Some revisions were made to the original Woodland Management Plan in response to concerns raised by the Council's consultant ecologist. In summary you responded:

- By amending para 3.1.3 to state "The managing agents (currently Collingwood Rigby) will appoint a team to undertake the Management Plan on behalf of the landowner. The appointed team will prepare a report bi-annually to present Plan compliance allowing the progress/success of Projects (described and identified below) to be reported to the Local Authority.
- You have completed and corrected references to plans and maps.
- Maps have been included to show where works will be undertaken
- You have clarified which trees will be removed and when by confirming that the woodland management plan identifies the objectives for management of this area. As the trees benefit from a TPO then any removals would need to be reviewed with the Council beforehand. The works under the management plan have not yet been instructed and this will only happen once the plan has been approved. The process for identifying trees for removal and timing for when this will happen are identified in table 12 (refs: GC1 & GC2).
- You have clarified trees will be planted in accordance with Table 21 (ref SD2)
- You have confirmed the mention of fencing in the plan
- You have changed "should" to "will" in the plan
- You have acknowledged that the Plan has a 10 year span.

You have also made further changes to respond to comments from the Council's Landscape officer by amending Figure 2 to more accurately reflect the site boundary and woodland management plan area to accord with the other planning drawings. You have also changed Table 21 to specifically refer to Tree Species Diversity and made some minor changes to Section 4 to re-order the objectives so that they correlate with the order as set out in Table 21 - (e.g. the first objective is now Glade Creation as this is the first objective noted in Table 21).

Therefore it can now be confirmed that Island Road (West) Woodland Management Plan for Island Road, Reading (Report ID 165-03) NOVEMBER 2018 - Issue 3 as provided on 6th December 2018 is considered to be acceptable and meets the requirements of condition 13.

As you have noted the now approved Woodland Management Plan requires the land owner to implement the plan and requires bi-annual reporting of the progress of the management plan to the Council. We look forward to receiving progress reports in subsequent Junes and Decembers.

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.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely



Julie Williams
Area Planning Manager