

Julie Williams
Reading Council Planning Department

By email

London
Holmes House
4 Pear Place
London SE1 8BT

nexusplanning.co.uk

17 July 2024

Our Ref: 35486

Your Ref: 212061

Dear Julie,

RE: An Application to Discharge Condition 40 (Community Use Agreement) of Planning Permission ref: 212061 at the site of Richfield Driving Range, Richfield Avenue, Reading, Berkshire, RG1 8EQ.

On behalf of our client, Bowmer + Kirkland and the Department for Education, please find enclosed an application for the **Discharge of Condition 40 (Community Use Agreement)** of planning permission ref: 212061.

The full description of development is as follows:

"The demolition of existing driving range structures and the development of a new three-storey 8 form entry school for years 11 - 16, including a SEND unit and 300 place 6th form (total school capacity of 1500 pupils) including the creation of a new access from Richfield Avenue, new parking area, cycle parking landscaped areas, external play areas, Multi Use Games Area (MUGA) and sporting pitches."

Condition 40 (Community Use Agreement)

The full wording of Condition 40 is as follows:

"The development shall not be occupied until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review, and anything else which the Local Planning Authority considers necessary in order to secure the effective community use of the facilities. The development shall not be used at any time other than in compliance with the approved agreement".

In support of this application, please find enclosed a Community Use Agreement, which has been prepared by Maiden Erlegh Trust in consultation with Reading Borough Council. The agreement includes details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. All of these elements have been agreed with Reading Borough Council prior to submission.

Conclusion

Overall, it has been shown that the details provided are sufficient to discharge the relevant condition. Therefore, it is respectfully requested that Conditions 40 is discharged accordingly.

The application fee of £145 plus the £70 Planning Portal service charge has been paid via the Planning Portal.

I trust that the information submitted in support of this application is sufficient for the determination of the application and I look forward to receiving confirmation that the application has been validated in due course. If in the meantime you have any queries, then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in grey ink that reads "Nexus Planning". The signature is written in a cursive, flowing style.

Nexus Planning