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Our Ref: 230188
Your Ref: 35486

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17 July 2024

Your contact is: Julie Williams, Planning

Dear Georgia,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 230188

Application type: Approval of Conditions

Address: Richfield Driving Range Ltd Richfield Avenue Reading RG1 8EQ

Proposal: Application for approval of details reserved by condition 36 (Rivermead Ditch Enhancement Plan) of Application 212061

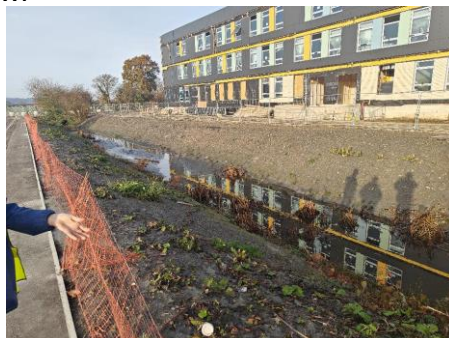
I refer to your application as described above.

Planning Condition 36 requires the following:

36. No development as hereby permitted shall commence above foundation level until a Rivermead Ditch enhancement plan which includes full details (and timetables) for enhancing the ditch, including the eradication of invasive species, the desilting and re-profiling of the ditch and the enhancement of the marginal vegetation has been submitted to and approved in writing by the local planning authority. The plan shall thereafter be implemented in accordance with the approved details and timetable.

As you are aware this application has been with us for some time while site inspections were carried out and additional information requested.

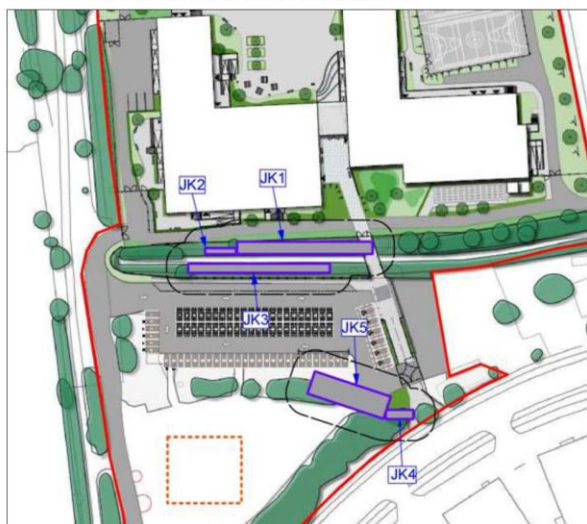
A site visit in December 2023 by our Ecologist noted that “the entire bank of the Rivermead ditch has been re-profiled, the ditch has been desilted and a new Japanese knotweed resistant membrane installed – see photo below:



The membrane appeared to be buried to a depth of between 0 and 100mm with topsoil and some stands of knotweed are poking through which the site manager said were being treated. You were asked to confirm what is now planned for this area (the landscaping plans show this area as retained vegetation), how it will be landscaped, the planting list and how the topsoil will be protected from water erosion? The ditch enhancement strategy needed to be updated to reflect this.

There was also further discussion regarding the treatment of Japanese knotweed. You confirmed that Japanese Knotweed Ltd successfully eradicated the Japanese Knotweed from the site in 2023. However, it represented itself in two areas (JK1 and JK3 identified on the below map) and you apologized for the confusion but seemed due to the presence of Japanese Knotweed upstream and outside of the sites demise. As a result, further mitigation including direct injection of any new sprouts has and will be undertaken.

IMAGE 2: SITE PLAN OF PROPOSED SITE LAYOUT SHOWING REMEDIATION WORKS



The Council's ecologist sought confirmation that it had been eradicated and asked for timetables for routine checks for JK and plans for its further mitigation, including direct injection of any new sprouts undertaken, be written into a revised Ditch Enhancement Strategy.

You have now provided an updated Rivermead Ditch Enhancement Plan (Issue 6) dated 15 July 2024 produced by Lucion Delta-Simons Ltd, which includes a methodology for dealing with JK if it reappears.

I can confirm that this has been checked and found to be acceptable to meet the requirements of this condition. Full compliance requires the Plan to be implemented as now approved.

Yours sincerely

Julie Williams

Julie Williams
Planning and Building Control Manager