

Memo

To: Catrin Davies

From: Cathy Holwill (RBC Ecology Consultations)

CC:

Date: 23 April 2026

Re: Planning application ref: PL/26/0335

Address: Unit 1, Scours Lane, Tilehurst, Reading, RG30 6AX

Description: Section 73 application to vary Condition 2 (Drawings) of planning application PL/24/0852 "Proposed development a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements. Variation of Conditions 9 and 10 (BREEAM) of application 220637" (to amend the layout, hard and soft landscaping and elevational details and include EV Charging units)".

The application is for the variation of Condition 2 (Drawings) of application PL/24/0852- [Proposed development a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements. Variation of Conditions 9 and 10 (BREEAM) of application 220637] and appears to be an application to amend the layout including hard and soft landscaping, and other details

Planning application 240852 refers to: *Proposed development of a Drive-Through restaurant (Use Class E (a,b) and Sui Generis Hot Food Take Away, Car Parking, enhanced landscaping and Access Arrangements (allowed on appeal under APP/E0345/W/22/3313424 on 27th March 2024) – Variation of conditions 9 (Interim Breeam Certificate) and 10 (Final Breeam Certificate) to change the trigger points for submission of details*

The site lies on a designated Green Link as per policy EN12 of the Reading Local Plan and currently comprises grassland with scattered trees between the road and industrial/retail units

EN12 reads:

*"The identified Green Network [this includes the green links], the key elements of which are shown on the Proposals Map, shall be **maintained, protected, consolidated, extended and enhanced.** **Permission will not be granted for development that negatively affects the sites with identified interest or fragments the overall network.**"*

The site forms part of this Green Link and the previously approved planting scheme would have played an important role in retaining the functionality of this green corridor by mitigating the impact of development through additional tree planting. This is particularly important given that original promises for offsite planting of trees further along the green link have not been realised, therefore increasing the importance of the on site tree planting in maintaining the ecological function of the green corridor/link.

The revised plans show the loss of five previously proposed trees to the north of the site, to introduce an increased number of EV parking bays. No justification has been provided to explain

why adding EV spaces and infrastructure must result in the loss of these trees. These trees would have contributed to increasing habitat connectivity to the north of the site and removing these trees will lead to a gap in this green corridor and therefore weaken its ecological importance. As such, this would not comply with EN12.

(Furthermore there are issues within the plans submitted. QD784-400-Rev C-Detailed Planting Plan-2026-03-09.pdf includes a tree schedule with differing number of trees to those listed in the key)

Currently, although the original scheme would have led to a degree of harm to the green link, the applicant had proposed a landscaping plan what would have minimised this, and therefore would have mitigated the impact of the development.

However the current proposal now seeks to a number of the original approved trees, thereby reducing the level of this mitigation. This will represent a further weakening of the Green Link. The proposals do therefore not comply with EN12 and the current application is not supported