

DELEGATED APPLICATION REPORT

Ward: Thames Ward

App Ref: PL/26/0162 Full planning permission

Address: River Academy School, 7 Richfield Avenue, Reading, RG1 8EG

Proposal: Installation of new lighting columns along with Low Energy LED lighting to existing MUGA (amended description)

Applicant: River Academy

Received date: 05/02/2026

Target Decision date: 14/04/2026

Case Officer: Matt Burns

1. SITE DESCRIPTION

The site is located to the south of Thameside Promenade and the River Thames, to the north of Richfield Avenue and east of Cow Lane and Cow Lane Bridge. To the south of the site is a large commercial/industrial area. To the east is Rivermead Leisure Centre which includes a floodlit pitch.

Planning permission ref. PL/21/2061 was granted at the site in June 2022 for 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. The development has been implemented and is in use.

The site is within the Thames Valley Major Landscape Area designation (Policy EN13) and within Rivermead and Thameside Promenade Area of designated Local Green Space (Policy EN7Wp). It is also within an Air Quality Management Area (Policy EN15) and within Flood Zone 2 (Policy EN18).

2. PROPOSAL AND SUPPORTING INFORMATION

The application seeks full planning permission for the installation of 10 flood lighting columns along with Low Energy LED lighting to the perimeter of the existing MUGA at the school.

The proposed lighting columns would be slim profile galvanised steel (silver/grey colour) and a total of 8m in height including the lamp heads.

The application description of development originally referred to provision of lighting columns to the netball courts at the school, but this was amended, with the agreement of the agent to provision of lighting columns to the MUGA at the school. This is following a site visit where the court was laid out for uses other than netball and noting that when planning permission for the school was granted PL/21/2061/FUL the facility was referred to as a MUGA on the approved plans.

Plans and Documents submitted:

- Location Plan ref. River Academy, 7 Richfield Place, Richfield Avenue, Reading, RG1 8EG
- Institute of Lighting Professionals Guidance Note 01/21 The Reduction of Obtrusive Light
- Drawing no S-FR2608A01-02 Issue 02 – General Arrangement of Forest Column 8m Mounting Height Single Door
- Specification ref. SP04
- Direct Sports Lighting Technical Lighting Report ref. Proposed New Floodlighting Installation – Netball Courts, River Academy, Reading, RG1 8EG

Received by the Local Planning Authority on 5th February 2026

- Flood Risk Assessment rev. A Installation of Lighting Columns and LED Lighting, The River Academy, 7 Richfield Avenue, Reading, RG1 8EQ
Received by the Local Planning Authority on 16th February 2026

- Proposed block plan ref. River Academy, 7 Richfield Place, Richfield Avenue, Reading, RG1 8EQ
Received by the Local Planning Authority on 17th February 2026

- Letter ref. Why 2700K LED chips are not suitable for netball court lighting
Received by the Local Planning Authority on 19th March 2026

- Light Spill Drawing ref. Planning Application ref. PL/26/0162 - River Academy School
Received by the Local Planning Authority on 27th March 2026

- Direct Sports Lighting LED Sports Light specification ref. APEX SP04 G2.5
Received by the Local Planning Authority on 28th May 2026

- DIA Lux – Netball Courts 400lux River Academy Rev 2
Received by the Local Planning Authority on 8th June 2026

3. CONSULTATIONS

Sport England – No objection. The proposed development meets exception 2 of our Playing Fields Policy and Guidance document, in that *'The proposed development is for ancillary facilities supporting the principal use of the site as a playing field and does not affect the quality of playing pitches or otherwise adversely affect their use'*.

RBC Environmental Protection – No objection. The supporting documents submitted with the application demonstrate that there would be limited light spill and combined with the directions of the proposed floodlights being into the site does not raise any significant concerns regarding impact on residential amenity. Considers that the proposed hours of use of the floodlights should be secured by condition given the lighting is likely to be visible to properties to the north across the river. Welcomes the proposed inclusion of automatic shut off timers for the floodlighting to support compliance with the proposed hours of use.

RBC Ecology Adviser - No objection. Following submission of amended specifications which include addition of front and rear visors to each of the lamp heads, reduction in the colour temperature of the lighting to 4000K and subject to a condition to control the hours of use of the floodlighting, is satisfied that the lighting would not result adversely impact upon protected species including bats or protected habitats.

Public Notification

A site notice was displayed at the application site on Richfield Avenue on 24th February 2026. A further site notice was also displayed on the same date at Thames Side Promenade (south bank of the River Thames) to the north of the application site.

1 x objection has been received which is summarised as follows:

- Concern over glow and glare from the floodlighting to houses in the vicinity of Warren Court, Boundary Lane and Grass Hill. Conditions should be added to any planning permission to require the lights to point down towards the courts and that covers are added to the lamp heads to prevent light spill.
- Concern that an application for flood lighting on the football pitches at the school will follow if planning permission is granted.

- Concern regarding the impact of the lighting upon wildlife, including bats. Loss of hedgerow when the school was built has reduced the amount of wildlife in the area and additional hedgerow should be planted which would also provide a buffer to noise from additional utilisation of the courts.
- The flood lights should be controlled such they are turned off during hours of non-use and to ensure they are not left on overnight.

Caversham and District Residents Association (CADRA) also object to the application for the reasons summarised as follows:

- Floodlighting in this location would be visible from the Thames Corridor and The Warren escarpment altering the character of these landscaped during darker months.
- Impact of the floodlighting upon wildlife, particularly bats using the river corridor.
- Light spill and pollution from the floodlighting that would be experienced from properties to the north across the Thames within The Warren, Upper Warren Avenue and Ridge Hall Close. Shades should be added to the lighting.
- Replacement hedge planting for that lost when the school was built should be planted to provide a visual buffer between the floodlighting and properties to the north and to mitigate for impacts upon wildlife.

1 x general comment has also been received which can be summarised as follows:

- Concern that the floodlights as a result of their height and angle of the lamp heads would shine towards residential properties along The Warren to the north of the school. Ask that the lamp heads shine down towards the court only and include shield to prevent light spill.
- The flood lights should have timers to ensure they are not left on longer than necessary or overnight.
- Concern regarding light invasion to wildlife
- Planting should be provided to mitigate the impacts on wildlife and to reduce noise and light pollution.

4. PLANNING HISTORY

PL/21/2061/FUL - 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 – Granted (with associated s106)

5. LEGAL AND PLANNING POLICY CONTEXT

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making (NPPF paragraph 12).

National Policy and Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (PPG)

Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaptation to Climate Change
CC7: Design and Public Realm
CC8: Safeguarding Amenity
EN7: Local Green Space and Public Open Space
EN12: Biodiversity and the Green Network
EN13: Major Landscape Features
EN16: Pollution and Water Resources
EN18: Flooding and Drainage
OU1: New and Existing Community Facilities

Local Plan Partial Update 2025

The current version of the Local Plan (adopted in November 2019) turned five years old on Tuesday 5th November 2024. The Local Plan was reviewed in March 2023 and around half of the policies in the plan are considered still up to date. However, the rest need to be considered for updating to reflect changing circumstances and national policy. The submission draft of the Local Plan Partial Update was submitted on 9th May 2025 and examined earlier this year.

Although there is a five-year period for carrying out a review of a plan after it is adopted, nothing in the NPPF or elsewhere says that policies automatically become “out of date” when they are five years old. It is a matter of planning judgement rather than legal fact whether a plan or policies within it are out-of-date. This will depend on whether they have been overtaken by things that have happened since the plan was adopted, either on the ground or through changes in national policy, for example. Officer advice in respect of the Local Plan policies pertinent to this application listed above is that the objectives of those policies remain very similar in the draft updated Local Plan. Therefore, they can continue to be afforded weight in the determination of this planning application and are not considered to be ‘out of date’.

Equality Act 2010

In determining this application, the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this planning application. Therefore, in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts because of the development

6. APPRAISAL

The school is located within the Rivermead and Thameside Promenade area of Local Green Space (LGS) as designated under Policy EN7Wp. The Rivermead and Thameside Promenade LGS is an area of open space at the heart of Reading used by communities to the north and south of the river for informal recreation, accessing the river for water-based activities as well as formal leisure uses afforded by Rivermead Leisure Centre immediately adjacent to the east of the school.

When planning permission for the school was granted impact upon the LGS was a key consideration. Pertinent to planning permission being granted was that Policy EN7 is specifically worded to protect unnecessary loss of areas that are accessible to the public and whilst within the area of LGS, the site had always functioned as a managed sports facility rather than any sort of publicly accessible green space of park. Notably prior to the school being built the site operated as a laser clay shooting range and golf driving range. It was concluded that whilst the development of the site to provide the new school resulted in the loss of a significant amount of LGS land the loss of the particular part of the LGS where the school is located did not fundamentally impact the overall status or way in which the remainder of the Rivermead

and Thameside Promenade is enjoyed by members of the public. Furthermore, the sport facilities offered by the school are available for community use and therefore there was to be a continuation of managed community access to parts of the site. Other land forming part of the LGS outside of the school site that has historically been accessible and used by members of the public would remain as such.

The proposed addition of flood lighting columns does not re-open up the acceptability of the school and facilities in this location and any loss of LGS land in terms of Policy EN7 which has already happened following construction of the school which is now occupied. The impact of the floodlights on the LGS land outside of the school site to the north will be considered in the following sections of this report, alongside other relevant planning policy and material planning considerations.

The proposals relate to an existing established education and leisure facility. The proposed floodlighting would enhance the education, sport and recreation offer of the existing facility and support for healthy lifestyles to the local community in line with paragraph 97 of the NPPF (December, 2024) and Policy OU1 (New and Existing Community Facilities) which states that proposals for improved community facilities will be acceptable subject to other relevant planning policies. Sport England does not object to the floodlighting and considers that this would support and not adversely impact upon the quality of playing pitches at the site in accordance with paragraph 104 of the NPPF (December, 2024).

Natural Environment

Ecology

Policy EN12 (Biodiversity and The Green Network) requires that The Green Network within the Borough is maintained, protected, consolidated, extended and enhanced and that development should not result in a net loss of biodiversity. The Green Network includes areas of the Borough of identified and potential biodiversity interest and value. The River Thames corridor located 270m to the north of the school, is a Priority Habitat as per the NPPF, as well as the band of trees along the west boundary of the school site which connect to the Thames Corridor and the LGS grassland directly to the north of the school form The Green Network around the application site.

The RBC Ecology Adviser identifies that The River Thames corridor and to a lesser extent the band of trees to the west of the school act as a wildlife corridor, are used by light-sensitive species such as bats, a protected species, as well as invertebrates and that artificial lighting can harm and disrupt such habitats and wildlife.

The proposed lighting columns have been subject to detailed correspondence between the applicant and the RBC Ecology Adviser with the design and specifications of the lighting having been amended and adjusted since the application was submitted. The proposals as originally submitted included various measures to mitigate light spill and the impact upon surrounding habitats and wildlife. This includes lamp heads set at a mounting height of 8m, asymmetric beam projection such that the light would be pointed directly onto the courts rather than sideways and inclusion of an automated time-clock system such that the lighting would automatically shut off when not being used or outside of permitted hours removing reliance upon manual switching and the lights being accidentally left turned on. Following discussion with the RBC Ecology Adviser a number of additional mitigation measures have also been included within the design specification including the addition of visors to the front and rear of each of the lamp heads and the colour temperature of the lighting has been reduced from 5400k to 4000k to provide a warmer, less stark glow.

Subject to conditions to secure implementation of the mitigation measures described above prior to first use of the lighting, retention of these measures thereafter and to control the hours of use of the lighting to Monday to Friday between 1600 and 2130 hours only the RBC Ecology Adviser is satisfied that the

proposals would not adversely impact upon habitats and wildlife near the application site and that the proposals would result in a net loss of biodiversity at the site and would therefore accord with Policy EN12.

The Government's mandatory biodiversity net gain (BNG), under Schedule 7A of the Town and Country Planning Act 1990, requires development to demonstrate a 10% biodiversity net gain unless the proposal is subject to the 'de minimis' exemption from mandatory BNG. In this instance the proposals impacts less than 25 square metres of on-site habitat and no more than 5 metres of on-site linear habitats and therefore are exempt from the mandatory requirements.

Trees

The proposed flood lighting columns would not be located within close proximity to any established trees at or near the site or to any new trees planted as part of the planning permission for the new school. The proposals would protect the Borough's vegetation cover and would not adversely impact on existing trees nor upon the landscaped design and appearance of the school in accordance with Policy EN14.

Representations received refer to loss of hedgerow that was important for biodiversity that occurred when the school was built and objectors consider that this should be replaced as part of this application. These lighting proposals would not involve loss or removal of any hedgerow or soft landscaping and must be considered on their own merits. The lighting proposals cannot reasonably account for any perceived shortfalls of other developments/planning permissions. Furthermore, when planning permission for the school was granted, a scheme of hard and soft landscaping was approved and has been implemented on site. Officers are satisfied with the mitigation measures proposed in respect of this application in terms of impacts upon habitats and wildlife at the site and in this instance additional landscaping in the form of hedgerow planting is not considered to be justified.

Residential Amenity

Policy CC8 (Safeguarding Amenity) requires that development does not cause a detrimental impact on the living conditions of existing or new residential occupiers. Policy EN16 (Pollution and Water Resources) states that new development will not be permitted if it would be damaging to the environment and sensitive receptors through land, noise or light pollution.

The closest residential properties to the application site are those along The Warren located 400m to the north of the school on the opposite side of the River Thames. There are also residential properties located 550m to the east at Denbeigh Place.

It is considered that any impacts in terms of light or noise pollution result from the floodlights or resultant intensification of use of the courts would be unlikely to be experienced from Denbeigh Place given the separation distance and significant built form between Denbeigh Place and the school where there are various large industrial warehouses buildings. There is greater potential for the elevated dwellings to the north along The Warren to be impacted given the open character of the LGS which separates the dwellings from the river, albeit the tree bank to the south bank of the river provides some screening.

RBC Environmental Protection Officers have reviewed the proposals and are satisfied that light spill mitigation measures discussed above, including front and rear visors to each of the lamp heads, beam orientation and automated timer control shut off system combined with the separation distance to the closest dwellings along The Warren is such that the proposed lighting would not result in any significant adverse impacts upon nearby residential occupiers in terms of light spill or glare. This separation distance together with a condition to control the hours of use of the floodlights from 1600 to 2130 hours on Monday to Fridays only is also considered adequate to protect residential occupiers from any additional noise that could be generated from longer hours of use of the courts during the spring/summer months and at

weekends, noting that the larger flood lit pitch at Rivermead Leisure Centre which sits directly adjacent to the school MUGA operates until 10pm each night.

Subject to conditions to secure the above light and noise pollution mitigation measures it is considered that the proposed flood lighting would not result in any significant adverse impacts on nearby residential occupiers and would accord with Policies CC8 and EN16.

Character and Appearance

Policy CC7 (Design and The Public Realm) requires that all development must be of high design quality that maintains and enhance the character of the area within which it is located. Policy EN13 (Major Landscape Features) states that planning permission will not be granted for any development that would detract from the character or appearance of a Major Landscape Feature.

The proposed galvanised steel (silver/grey colour) 8m high lighting columns are slim profile and when the lights are turned off would not be prominent to views from the surrounding area and would be viewed in the context of the existing silver/grey coloured 8m high flood lighting columns which line the perimeter of the artificial pitch at Rivermead Leisure centre that is located directly adjacent to the netball/MUGA courts at the school, as well as the similar height lighting columns within the leisure centre car park.

The school buildings are set back 50m from the Richfield Avenue frontage behind the school car park and landscaping with the MUGA set further back (110m) behind the school buildings. At 8m in height each of the lamp heads at the top of the columns would sit below the height of the school buildings which are flat roofed buildings of between 11m and 14m in height. Therefore, direct views of the columns from Richfield Avenue and the industrial estate to the south would not be possible, albeit a glow from the lights would likely be visible behind the buildings when switched on during nighttime hours. From the east there would be oblique views of the lamp head columns from Richfield Avenue and whether the lights were on or off they would be viewed in the context of the existing 8m flood lighting columns which line the perimeter of the artificial pitch at Rivermead Leisure centre, as well as the similar height lighting columns which illuminate the leisure centre car park. The same would be the case for views of the flood lights from the publicly accessible part of the LGS to the north and to longer range views from the elevated dwellings along The Warren on the opposite side of the river from where the lighting would be viewed alongside the existing leisure centre and car park lighting. To the west there would be views of the columns from Cow Lane and the open fields which is where Reading Festival is currently held each year, again the light columns would be viewed in the foreground with the existing lighting columns at Rivermead Leisure centre behind.

Given the presence of existing floodlighting and other lighting columns directly adjacent to the MUGA it is not considered that the lighting columns proposed by the application would result in a significant additional or detrimental visual impact to close or long range views of the site during day time hours or night time hours when switched on, and that in this respect the character of the surrounding area would be preserved. The proposals include various measures to limit light spill and glare in the interest of local biodiversity and residential amenity which would also help mitigate the visual impact of the lighting during night-time hours. These measures combined with the proposed hours of use each day are considered to ensure that the cumulative impacts of the lighting within the existing leisure centre lighting would not be significant nor detrimental to surrounding character and would not be detrimental to public enjoyment of the LGS land to the north, whilst facilitating additional community enjoyment of the LGS land within the school site during after school hours. The proposals are considered to accord with Policies CC7 and EN7. Similarly, given the context within which the existing site is viewed it is not considered that the proposals would notably detract from the character or appearance of the Thames Valley Major Landscape Feature which extends to the north and east nor the Thames Path and riverside area to the north, east and west of the site in accordance with Policies EN13 and EN11.

Flood Risk

The school site is located within flood zone 2 which are areas at medium risk of flooding and the application is accompanied by a flood risk assessment. When planning permission for the school was granted this incorporated a variety of flood risk mitigation measures including floor levels of buildings set above the relevant flood level and provision of on-site compensatory flood storage. The proposed lighting columns would not interfere with the approved flood mitigation measures for the school and are themselves not considered to increase the risk of flooding at the site or elsewhere. The proposals are considered to comply with Policy EN18 (Flood Risk and Drainage) which requires development to not increase the risk of flooding.

Other

The specifications submitted with the application set out proposed use of high-efficiency LED lights to the lamp heads which are designed to reduce energy consumption when the lights are in use whilst the proposed automatic shut off system would ensure the lights are not left on outside of the permitted hours and when the courts are not in use. This is considered to align with Policies CC2 and CC3 which require development to incorporate measures to reduce use of energy and adapt to climate change.

The proposed development would not be liable for the Community Infrastructure Levy.

Matters Raised in Representations

These are considered to have been addressed in the appraisal section of the report above.

Conclusion

The proposed installation of 8m high floodlighting columns to serve the existing MUGA at the school would support increased opportunities for sport and recreation, in line with national guidance and Local Plan Policy OU1, without undermining the primary function of the site or the wider Local Green Space designation.

Careful consideration has been given to the potential impacts of the development, particularly in relation to residential amenity, ecology, and character. Following amendments to the design and specification of the lighting, including the use of directional luminaires, visors, reduced colour temperature, and automatic timers, it has been demonstrated that light spill, glare, and ecological disturbance can be satisfactorily mitigated, and consultees including RBC Environmental Protection, RBC's Ecology Adviser and Sport England raise no objections subject to appropriate planning conditions.

While objections have been received from neighbours regarding visual impact, light pollution, and potential effects on wildlife, it is considered that subject to proposed conditions controlling the hours of use and securing the agreed mitigation measures, the development would not give rise to any significant or unacceptable harm. The proposals when viewed in the context of the existing lighting columns at the adjacent Rivermead Leisure Centre would preserve the character and appearance of the area, including the Thames Valley Major Landscape Feature and adjacent Local Green Space, and would not adversely affect nearby residential occupiers.

Overall, the proposal complies with the relevant policies of the Reading Borough Local Plan (2019) and the National Planning Policy Framework. The benefits of improved school and community sports provision are considered to outweigh any limited and mitigated impacts. As such, planning permission should be granted subject to the recommended conditions

7. RECOMMENDATION

GRANT Full Planning Permission, subject to conditions.

Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission was granted.

REASON: to prevent an accumulation of unimplemented planning permissions and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall ONLY be carried out in accordance with the following approved plans:

- Location Plan ref. River Academy, 7 Richfield Place, Richfield Avenue, Reading, RG1 8EG
- Institute of Lighting Professionals Guidance Note 01/21 The Reduction of Obtrusive Light
- Drawing no S-FR2608A01-02 Issue 02 – General Arrangement of Forest Column 8m Mounting Height Single Door
- Specification ref. SP04
- Direct Sports Lighting Technical Lighting Report ref. Proposed New Floodlighting Installation – Netball Courts, River Academy, Reading, RG1 8EQ

Received by the Local Planning Authority on 5th February 2026

- Flood Risk Assessment rev. A Installation of Lighting Columns and LED Lighting, The River Academy, 7 Richfield Avenue, Reading, RG1 8EQ

Received by the Local Planning Authority on 16th February 2026

- Proposed block plan ref. River Academy, 7 Richfield Place, Richfield Avenue, Reading, RG1 8EQ

Received by the Local Planning Authority on 17th February 2026

- Letter ref. Why 2700K LED chips are not suitable for netball court lighting

Received by the Local Planning Authority on 19th March 2026

- Direct Sports Lighting LED Sports Light specification ref. APEX SP04 G2.5

Received by the Local Planning Authority on 28th May 2026

- DIA Lux – Netball Courts 400lux River Academy Rev 2

Received by the Local Planning Authority on 8th June 2026

REASON: For the avoidance of doubt and to ensure that the development is carried out and adhered to in accordance with the application form and associated details hereby approved.

3. The lighting hereby permitted shall not be illuminated outside of 1600 to 2130 hours Monday to Friday and shall not be used at any time on Saturdays, Sundays and Bank Holidays.

REASON: To minimise the impacts upon visual and residential amenity within the area and upon habitats and protected species near the site in accordance with Policies, CC7, CC8, EN16 and EN12 of the Reading Borough Local Plan 2019.

4. The lighting hereby permitted shall not be installed or used other than in full accordance with the specifications and mitigation measures detailed in the following documents:

- Direct Sports Lighting LED Sports Light specification ref. APEX SP04 G2.5

Received by the Local Planning Authority on 28th May 2026

- DIA Lux – Netball Courts 400lux River Academy Rev 2 (front and rear visors to each lamp head)

Received by the Local Planning Authority on 8th June 2026

- Specification ref. SP04

- Direct Sports Lighting Technical Lighting Report ref. Proposed New Floodlighting Installation – Netball Courts, River Academy, Reading, RG1 8EQ (automatic shut off-timer system)

Received by the Local Planning Authority on 5th February 2026

The lighting hereby permitted shall not be first used until it has been provided in full accordance with the specifications and mitigation measures detailed in the above documents. The lighting shall be retained and only used in accordance with the approved specifications and mitigation measures thereafter.

REASON: To minimise the impacts upon visual and residential amenity within the area and upon habitats and protected species near the site in accordance with Policies, CC7, CC8, EN16 and EN12 of the Reading Borough Local Plan 2019

5. The colour temperature of the lighting hereby permitted shall not exceed 4000k.

REASON: To minimise the impacts upon visual and residential amenity within the area and upon habitats and protected species near the site in accordance with Policies, CC7, CC8, EN16 and EN12 of the Reading Borough Local Plan 2019

Informatives:

1. The Local Planning Authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.
2.
 - i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.
 - ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.
3. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.
4. A Building Regulations application may be required for the proposed development. Please go to our website for more advice:
<https://www.reading.gov.uk/planning-and-building-control/building-control/apply-for-building-control/>. You can also find advice and submit an application using the Planning Portal
5. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law
6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is – NOT APPLICABLE. If chargeable you will be sent a CIL Liability Notice with the calculated amount soon. CIL becomes payable on commencement of the development or by instalments.

For more information go to:

https://images.reading.gov.uk/2019/12/CIL_Advice_to_Applicants.pdf

7. You are advised to avoid the use of the grass verges for development related activity, e.g. storage of materials, due to the resulting potential harm to important street trees.