

UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29th March 2023
ITEM NO.15

Ward: Emmer Green

App No.: 230024

Address: Reading Golf Club, 17 Kidmore End Road, Emmer Green

Proposal: Application for approval of details reserved by condition 29 (Construction Method Statement) of planning permission ref. 211843

Applicant: Vistry Thames Valley

Target 8 Week Decision Date: 07/03/2023

Extended Deadline: 31/03/2023

RECOMMENDATION:

As per the main agenda report but with the following changes to list of approved documents: (proposed changes shown ~~crossed through~~ and underlined):

- Vistry Housebuilding - Reading Golf Club - Construction Method Statement ref. VG-CMS001 Revision ~~D~~ G - March 2023
- Appendix A - Site Compound Plan Rev ~~C~~ D
- Appendix B - Site Compound Demolition Rev B
- Appendix C - Close Boarded Fence Rev A

Natural Environment Comments

- 1.1 Paragraphs 4.3 ad 5.21 of the main agenda report refer to concerns raised by the Natural Environment Officer that the proposed Site Segregation Plan (Appendix I of the CMS) which shows how the fencing and hoarding would be re-sited as construction of the different parts of the development progresses, would conflict with the agreed locations for tree protection fencing.
- 1.2 An amended version of the CMS has been submitted (revision G referred to in the recommendation box above) which confirms that in all instances agreed tree protection fencing locations under the arboricultural method statement would take precedence over any other type of fencing to be utilised as part of the demolition and construction process for the development. The Natural Environment Officer has confirmed that this is an acceptable approach and would satisfactorily address the concern raised.

Public Consultation

- 1.3 One further letter of objection has been received following publication of the main agenda report raising the following additional concerns beyond those set out in the main agenda report (*Officer comments in italics*):

- Not all emphasis should be placed on Kidmore End Road, this is not the sole access route available for construction vehicles (*this is the only route by which the CMS states construction vehicles will access the site*)

1.4 Since publication of the main agenda report the Applicant has provided details of their own public consultation events that have taken place since this application (and the other applications on the agenda) was submitted. This includes a series of meetings at Vistry's Offices, online and on-site with local residents' groups, individual local residents and Emmer Green Ward Councillors.

1.5 The Applicant has summarised the issues raised at the most recent event held at Vistry's Offices on 20th March 2023 in respect of this application as relating to:

- Contact with Highdown Secondary School and Emmer Green Primary School
- Arranging regular meetings with Vistry/residents/Cllrs
- Managing/alerting delivery drivers of hold ups on site which might impact whether they can get onto site
- Monitoring the number of vehicle movements on site
- Construction traffic routes
- Traffic management
- Health and Safety

1.6 The above matters reflect those received in representations to the LPA regarding the application and are considered within the main agenda report. However, since publication of the main agenda report an updated Construction Method Statement (revision G referred to in the recommendation box above) has been submitted by the Applicant which includes the following additional details:

- To deliver information to interested parties in the ongoing works, a Facebook page for the site will be set up to provide construction related updates. Surveys can be undertaken through this forum to understand residents' main concerns with ongoing works.
- Vistry will contact both the Emmer Green Primary School and Highdown Secondary School to discuss the construction process and measures included within the CMS including traffic management, construction traffic routes and deliveries, health and safety for pupils.
- A regular meeting will be arranged near the site for residents and Councillors to meet with Vistry as a forum for discussion during/before construction.
- Provision of CCTV to monitor the site entrance

1.6 The above additional mitigation measures are welcomed and as per the main agenda report the submitted CMS is considered to acceptably demonstrate measures that would ensure the demolition and construction of the development can be carried out in a manner which would satisfactorily protect the amenities of neighbouring residents, the surrounding natural environment and ensure that

there would not be material detrimental impacts on the functioning of the transport network and highway safety, in accordance with the relevant Policies of the Reading Borough Local Plan 2019 set out in the main agenda report.

Other

- 1.8 Some of the document/plan references referred to in the recommendation box of the main agenda report are amended as above to reflect the latest versions of the relevant plans considered as part of the application (Proposed changes shown ~~crossed through~~ and underlined).
- 1.9 The Applicant has agreed an extension of time for determination of the application until 31st March 2023.
- 1.10 The recommendation remains as within the original committee report subject to the amendments to some of the proposed documents referenced above.

Case Officer: Matt Burns