

55 Vastern Road, Reading, RG1 8QT

Statement of Common Ground
between
Berkeley Homes (Oxford and Chiltern) Ltd and Reading Borough Council
Application Reference: 200188
Appeal Reference: APP/E0345/W/21/3276463

Fourth Addendum

Appellant Reference: 28876/A5/P12e
LPA Reference: 200188

November 2021

1.0 Introduction

- 1.1 This Fourth Addendum to the Statement of Common Ground (FASoCG) has been prepared by Barton Willmore LLP on behalf of Berkeley Homes (Oxford & Chiltern) Ltd (hereafter referred to as 'the Appellant') and was submitted to the Local Planning Authority Reading Borough Council ('RBC') on 3rd November 2021. The FASoCG (signed by both the Appellant and RBC) is submitted to the Planning Inspectorate on 9th November 2021. It is to be read in parallel with the SoCG signed on 17th September 2021, Addendum to the SoCG signed on 28th September 2021, Second Addendum to the SoCG signed on 15th October 2021 and Third Addendum to the SoCG signed on 5th November 2021 in respect of the planning appeal at 55 Vastern Road, Reading (APP/E0345/W/21/3276463).
- 1.2 The Appellant and RBC have continued to engage following the agreement of the main SoCG and have agreed further matters of common ground in respect of ecology.
- 1.3 This FASoCG does not repeat the content of the previously agreed SoCG, ASoCG, SASoCG and TAsoCG and instead only provides amended and additional text. It should be read in parallel with the previously agreed documents.

2.0 Ecology

Length of Marginal Vegetation

2.1 It is agreed that the length of remaining marginal vegetation to the south-east of the appeal site is 45m.

2.2 Other lengths of marginal vegetation are located as shown below:



2.3 The distance from the marginal vegetation adjacent to the appeal site (area 1 above) is as follows:

Marginal Vegetation area	Distance in metres from appeal site as the crow flies	Distance in metres from appeal measured along / across the river
2	30	30
3a and 3b	350	410
4	100	100
5	335	380
6	1950	2050

- 2.4 It is agreed that the amount of marginal vegetation in the strip next to the appeal site is as follows:

Habitat	Area/ ha
Marginal vegetation in coir roll	0.0015
Marginal vegetation on bank	0.0055
Total	0.007

- 2.5 The appellant is proposing to replace the 8m of coir roll at the eastern end of the marginal vegetation and then add a 53m length of new coir roll and a 53m length of brushwood roll (into which marginal vegetation will grow into). The total lengths of new coir/brushwood rolls will therefore be $8\text{m} + 53\text{m} + 53\text{m} = 114\text{m}$. The total area will be $114\text{m} \times 0.3\text{m} = 34.2$ square metres. This equates to 0.00342 ha of new marginal planting.

3.0 DECLARATIONS

3.1 The above matters have been agreed by RBC and the Appellant.

Signed and dated on behalf of Reading Borough Council

Jonathan Markwell

Date 09/11/2021

Jonathan Markwell, Principal Planning Officer, Reading Borough Council

Signed and dated on behalf of the Appellant

Kim Cohen

Date 09/11/2021

Kim Cohen, Partner, Barton Willmore