

11 November 2021

<By Electronic Submission>

Planning Department
Reading Borough Council
First Floor North Rear
Civic Offices
Bridge Street
Reading
RG1 2LU

Dear Sir or Madam,

OUTLINE PLANNING APPLICATION, WITH MATTERS RESERVED IN RESPECT OF APPEARANCE, FOR DEMOLITION OF THE EXISTING CLUBHOUSE AND THE ERECTION OF A NEW RESIDENTIAL SCHEME (C3 USE TO INCLUDE AFFORDABLE HOUSING) AND PUBLIC OPEN SPACE AT THE FORMER READING GOLF CLUB, 17 KIDMORE END ROAD, EMMER GREEN, READING, RG4 8SA.

Further to recent pre-application discussions with the Council, we are pleased to submit a revised proposal for land at the former Reading Golf Club. We consider that the revised scheme allows a scheme to come forward that is self-contained within Reading Borough and which meets or exceeds policies of the Reading Local Plan and NPPF.

The full set of resubmission documents comprises:

- Completed Planning Application Form and Certificates
- Completed CIL Additional Information Form
- Planning drawings by Paul Hewett Architects and Pegasus Group, comprising:
 - 2054-PL01 Location Plan
 - 2054-PL02 Constraints Plan

Pegasus Group

The Columbia Centre | Station Road | Bracknell | RG12 1LP

T 01344 207777 | **W** www.pegasuspg.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Liverpool | London | Manchester | Peterborough

PLANNING | DESIGN | ENVIRONMENT | ECONOMICS

- 2054-PL03 Opportunities and Parameters Plan
 - 2054-PL04 Site Layout, Rev L
 - 2054-PL05 Site Layout Section 1, Rev A
 - 2054-PL06 Site Layout Section 2, Rev A
 - 2054-PL07 Site Layout Section 3, Rev A
 - 2054-PL08 Context Plan
 - 2054-PL09 Site Layout – Car Parking
 - 2054-PL10 Site Layout - Affordable Units
- Landscape and Open Space Plans by fabrik, comprising:
 - D2743 Reading Golf Club L_101 Compensatory Tree Planting Plan, Rev 01
 - D2743 Reading Golf Club L_102 Green Space Provision, Rev 02
 - D2743 Reading Golf Club L_103 Tree Planting Plan, Rev P03
 - D2743 Reading Golf Club L_104 Cross Sections, Rev 01
 - D2743 Reading Golf Club L_105 Key Area 1, Rev 01
 - D2743 Reading Golf Club L_106 Key Area 2, Rev 01
 - D2743 Reading Golf Club L_107 Wider Open Space, Rev 01
- Tree Constraints and Protection Plans by Arbortrack Systems, comprising:
 - Tree Protection Plan, Rev L
 - Tree Constraints Plan, Rev F
 - Zones of Influence for Retained Trees and Proposed New Planting, Rev B
- Utilities Plans by Temple Group/Ridge and Partners LLP, comprising:
 - 5010065-RDG-XX-ST-PL-ME-9901 - D Services Diagram
- Schedule of accommodation and parameters detail by Paul Hewett Architects
 - Design and Access Statement by Paul Hewett Architects
 - Landscape DAS, by Fabrik
- Arboricultural and Planning Integration Report by Arbortrack
 - Dormouse Survey Report by Ecology Co-op
 - Energy and Sustainability Strategy by Temple Group/Ridge and Partners LLP
 - Geophysical Survey Report by Magnitude Surveys
 - Landscape and Ecological Management Plan & Biodiversity Impact Calculation (LEMP & BIC) by Ecology Co-op
 - Lighting Assessment by Stantec
 - Minerals Resource Assessment by Stantec

- Planning Statement, including Affordable Housing Statement, by Pegasus Group
- Planning Obligations Statement, by Pegasus Group
- Soils Survey Report and Figures by Temple Group/Reading Agricultural Consultants
- Statement of Community Involvement by BECG
- Superfast Broadband Strategy Statement by Stantec
- Topographical Survey by MAP

- Environmental Impact Assessment, by Temple Group with consultant input from Fabrik, Stantec, Archaeology South East and the Ecology Co-op, comprising:
 - Statement of Environmental Impact Assessment Conformity
 - Volume 1 Non-Technical Summary (NTS) Summary of the ES in nontechnical language.
 - Volume 2 Main Text
 - 1 Introduction
 - 2 The Site Description of the Site and its surrounding environs.
 - 3 EIA Methodology Methods used to prepare each chapter (including limitations), description of ES structure and content, generic significance criteria, scoping and consultation.
 - 4 Alternatives Considered and Design Iterations Description of the main alternatives considered.
 - 5 The Proposed Development and Construction Overview Description of the Proposed Development and details of the construction.
 - 6 Socio-Economic Assessment of effects on social factors, housing and recreational facilities.
 - 7 Air Quality Assessment of air quality effects
 - 8 Traffic and Transport Assessment of traffic and transport effects
 - 9 Noise and Vibration Assessment of noise and vibration effects.
 - 10 Water Resources, Drainage and Flood Risk Assessment of effects on water quality, including effects relating to drainage and flood risk.
 - 11 Ecology Assessment of ecological effects.
 - 12 Archaeology and Built Heritage Assessment of effects on local archaeology and built heritage.
 - 13 Climate Change and Greenhouse Gas Emissions Assessment on the effect on global climate change and greenhouse gas emissions.
 - 14 Effect Interactions Assessment of potential for both intra (Type 1) and inter (Type 2) cumulative effects.

- 15 Residual Effects and Conclusions Summary of the conclusions of the technical chapters of the ES (including Residual and Cumulative Effects).
- Volume 3 Landscape and Visual Impact Assessment (LVIA) of effects on landscape and views.
 - Volume 3 LVIA Addendum
- Volume 4 ES Technical Appendices Supporting Assessments, Data, figures and photographs to support of Volume 2.
- Technical Appendices:
 - A: Consultation A1: Scoping Report A2: Scoping Opinion
 - B: Traffic Assessment
 - C: Noise and Vibration Impact Assessment
 - D: Water and Flood Risk D1: Flood Risk Assessment (FRA) D2: Outline Drainage Strategy (SuDS) D3: Utilities Strategy
 - E: Air Quality
 - F: Phase 1 Ground Contamination Survey
 - G: Ecology G1: Ecological Impact Assessment (EclA) G2: Preliminary Ecological Assessment (PEA)
 - H: Archaeology and Built Heritage H1: Archaeology Desk Based Assessment (Heritage Statement)
 - I: Climate Change

As an outline planning application for a site area of 12.15ha is sought, a payment of £24,818 has been made via the planning portal.

Following review of the Council's Local Validation Checklist, and in light of the earlier submissions made, it is considered that the submitted detail is sufficient to meet validation requirements. We would be grateful, however, for early acknowledgement of this as well as relevant Case Officer details and the planning reference number when this is assigned.

Should any further information, over and above that submitted be considered necessary to enable determination of the application, please do not hesitate to contact Jonathan Walton at our London Office.

The applicant team looks forward to working proactively and productively with the Council and consultees to find a meaningful, sustainable legacy as part of Reading Golf Club's plans for its future.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Walton", with a horizontal line underneath.

Jonathan Walton

Senior Director

jonathan.walton@pegasusgroup.co.uk