

READING STATION PARK

7 November 2022

NOTE ON ENVIRONMENTAL STATEMENT AND PLANNING CONDITIONS

1. This note has been prepared at the request of the Inspector (at the inquiry and via email dated 31st October 2022). Specifically, it responds to the request to:
 - List what constitutes the further information submitted to supplement the ES;
 - List the parts of the ES which set out required mitigation to avoid, prevent or reduce and, if possible, offset likely significant adverse effects; and
 - Indicate which conditions / parts of the obligation relate to the likely significant environmental effects / mitigation measures in the ES.
2. We deal with each in turn below.
3. The Inspector also requested that, if necessary, the Environmental Compliance Letter (CD 1.36) be updated having regard to the latest amendments to the scheme parameters. This has been prepared separately by Ramboll and is submitted alongside this note.

Further information

4. It remains the Appellant's position (as set out in an email dated 30 June 2022) that the material requested by the Council and submitted by the Appellant during the Inquiry does not constitute "further information" for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("**EIA Regs**") and that accordingly no formal direction was necessary to be made by the Inspector requesting the information. Irrespective of this, pursuant with regulation 25(2) there is no requirement to reconsult on any supplementary information submitted for the purposes of the Inquiry and therefore the material does not impact upon the Appellant's compliance with the EIA Regs, as confirmed in the accompanying ES Compliance Letter issued by Ramboll.

Environmental Statement (ES) Structure

5. The Environmental Statement (CD 1.9) considers, in Sections 5-10 the likely significant environmental effects arising from the proposed development on eight areas, namely:
 - Demolition and Construction Management
 - Socio-Economics (CDXX)
 - Air Quality
 - Noise and Vibration
 - Wind Microclimate
 - Daylight, Sunlight, Overshadowing and Solar Glare
6. Volume 2A of the ES deals with Townscape, Visual and Built Heritage Effects (CD 1.9.13 and CD1.9.14).
7. When the application was amended in October 2021, Ramboll prepared an Environmental Compliance Letter (CD 1.36) and the Townscape, Visual and Built Heritage sections were replaced with updated assessments (CD 1.39 - 1.43)
8. Within each technical chapter of the ES, the assessment of the effects that are likely to arise as a consequence of a potential impact/change to environmental receptors from the proposed development is initially presented. If any additional mitigation measures are required, further to those already embedded into the proposed development, these are identified.
9. The ES anticipates that the implementation of mitigation identified within the ES would be secured via means of approval of the submitted application documents (in this case the amended Parameter Plans, Amended Development Parameter Schedule, and the Amended Design Code), appropriately worded conditions, planning obligations, the collection of any applicable community infrastructure levy or through other statutory and building control regimes.
10. Each technical section of the ES contains an explanation of the additional mitigation proposed.
11. The ES then goes on at Section 11 to assess the cumulative effects of the proposed development with other committed schemes before identifying any residual effects and mitigation (in Section 12). The Environmental Compliance Letter (CD 1.36) confirmed that the amendments made to the Proposed Development in October 2021 do not lead to a material change to the

predicted likely significant environmental effects reported in the 2020 ES (CD 1.9) notwithstanding that in townscape and visual impact terms the amendments delivered an improvement in the predicted impacts.

Mitigation of Environmental Effects

12. Table 12.1 of Section 12 of the ES provides a summary of the proposed additional mitigation and enhancement measures. These are summarised in the table overleaf along with the relevant proposed condition/control. Where no additional mitigation is deemed to be required but conditions have been agreed these are also highlighted.

13. In overall terms, this demonstrates that the additional mitigation identified within the ES as being required can be controlled through the proposed conditions and via future reserved matters submissions.

Topic	Additional Mitigation	Planning Condition
<u>Demolition and Construction</u>		
Socio Economic	None	Conditions 16,17,18 and 19: Contamination Condition 22: Construction Method Statement Condition 23: Hours of Construction Condition 43: Archaeology
Air Quality	None	
Noise and Vibration	None	
Wind	None	
Daylight, Sunlight, Overshadowing and Solar Glare	None	
Townscape and Visual	None	
Built Heritage	None	
<u>Completed Development</u>		
Socio Economic	CIL payment to be used towards school provision.	The development is CIL liable.
Air Quality	None	Condition 50: Air Quality Assessment & Mitigation – Proposed Residential Units Condition 51: Air Quality Assessment – Effects of Proposed Development on Air Quality Management Area.
Noise and Vibration	Commitment to undertake further detailed design to avoid potential noise effects	Condition 45: Noise Assessment and Mitigation – Residential Condition 46: Hours of Delivery/Waste Collection Condition 47: Hours of Use Condition 48: Mechanical Plant Noise

	Implementation of signage to minimise the idling of delivery vehicles close to surrounding residential receptors.	
Wind	Mitigation to be explored at the detailed design stage.	Condition 56: Wind
Daylight, Sunlight, Overshadowing and Solar Glare	Non-reflective materials to reduce impacts of solar glare	Condition 11: Materials Condition 57: Solar Glare Condition 58: Daylight/Sunlight
Townscape and Visual	Adherence to commitments in the Design Code in relation to high quality design.	Reserved Matters detail Proposed Condition 5 – Parameter Schedule and Design Code
Built Heritage	None	Reserved Matters detail