

EASTERN AREA PLANNING COMMITTEE

6TH MARCH 2024

UPDATE REPORT

Item No: 4(1) **Application No:** 23/01552/REG3 **Page No.** 27-63

Site: Four Houses Corner, Reading Road, Ufton Nervet, Reading, RG7 4QJ

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	3 additional objections have been received since the publication of the committee report, raising the following summarised issues: <ul style="list-style-type: none">• Concerned regarding the accuracy of the ecological reports• Traffic generation• Lack of parking on site• Implications for AWE DEPZ• Anti-social behaviour• Association of the site with PC Harper's death
Environment Agency:	Following a third party enquiry, confirmation that the application does not fall within the EA remit for consultation, and that they will not be making any comments.

3. Corrections and clarifications

It has been brought to the Council's attention that the reference to the sewerage treatment plant in the application description is not correct as the site waste will go to mains drainage. Accordingly, this part of the application description has been deleted in agreement with the applicant.

The reference to drainage being private relates only to surface water run-off and not sewerage. Accordingly, the EA has confirmed that consultation with them is not required.

Bullet point 9 under paragraph 6.1 should read "Ecology".

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report.