

WESTERN AREA PLANNING COMMITTEE

20 NOVEMBER 2024

UPDATE REPORT

Item No: (3) **Application No:** 23/02536/FULMAJ **Page No.** 87-106

Site: Land West Of Heath Lane and North Of Bowling Green Road, Thatcham

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Updates

A minor error in one of the section diagrams (section A-A) shown on the Bowling Green Road Revised Soil Spreading Strategy Plan has been identified and an amended plan has been submitted (drawing number 2005291-604 Rev P3) to correct that error. As such, condition 1 proposed in the agenda report is to be amended to reflect the latest plan.

3. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following amended condition.

Amended Condition

1.	Approved Plans The development hereby permitted shall be carried out in accordance with the approved plans and documents listed below: Received 3 December 2021: <ul style="list-style-type: none">- Bowling Green Road Basin Red Line Boundary 2005290-002F- Proposed Earthworks Cut and Fill Volumes 2005290-007- Flood Alleviation Access Road Construction Details 2005290-017- Bund and Swale Construction Details Sheet 1 of 2 2005290-018- Bund and Swale Construction Details Sheet 2 of 2 2005290-019- Thatcham Flood Defence by Cotswold Archaeology August 2021- Arboricultural Implications Report by SJA Trees Nov 2021- Flood Risk Assessment by Ardent December 2021- Geotechnical Interpretative report by Geo-Environmental November 2021- Landscape Appraisal, proposed Landscape Scheme, Planting Details and Landscape management and Maintenance Plan by Liz Allen, Nov 2021- Ecology Assessment by Derek Finnie Associates, November 2021 Received 20 December 2021: <ul style="list-style-type: none">- Flow Control Structure Details 2005290-012A- Tree Removal Plan 2005290-14A- Arboricultural Implications Report Addendum by SJA Trees Dec 2021
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Received 8 March 2022:

- Trial Pit Location Plan 2005290-004B

Received 31 October 2022:

- Written Scheme of Investigation for an Archaeological Watching Brief by Cotswold Archaeology CA Project: AN0579 dated September 2022.
- Construction and Environmental Management Plan (CEMP) North and East Thatcham FAS reference: CE-MF-2169-RP02 FINAL Rev2 dated 10th January 2023 by Crestwood Environmental Ltd.
- E-mail from G Hardwick from Ardent dated 06/01/2023 15:57 detailing some amendments to the CEMP

Received 4 November 2022:

- SJA Tree Protection Plan ref TPP 22280-01 dated Oct 2022
- West Berkshire Council Construction Method Statement North and East Thatcham FAS
- Site Compound Layout plan number 2005301-028

Received 12 January 2023:

- Landscape Ecology Management Plan by Derek Finnie Associates ref: DFA21089V4, dated October 2022

Received 10 May 2024:

- Bowling Green Road Soil Spreading Strategy Contours Plan, drawing number 2005291-603 Rev P4 (excluding the track and gate).
- Bowling Green Road Revised Soil Spreading Strategy, drawing number 2005291-605 (excluding the track and gate).
- Flood Risk Assessment Addendum, ref: LE/2005291/LPA dated 12 April 2024.

Received 6 September 2024:

- General Arrangement Plan, drawing number 2005290-001 Rev C6.

Received 14 October 2024:

- Landscape Proposals, drawing number 01-09A/2021-22/WB/LAEPLA – Rev C

Received 13 November 2024

- Bowling Green Road Revised Soil Spreading Strategy Plan, drawing number 2005291-604 Rev P3 (excluding the track and gate).

Reason: For the avoidance of doubt and in the interest of proper planning.