

Ref: 3.509

RBWM Planning Department
Royal Borough of Windsor and Maidenhead
Town Hall
St Ives Road
Maidenhead
Berkshire
SL6 1RF

21st September 2023

Dear Sir/Madam

**APPLICATION FOR DISCHARGE OF CONDITION 4 (MATERIALS), CONDITION 5 (ARCHAEOLOGY),
CONDITION 7 (BIODIVERSITY METRIC) AND CONDITION 8 (BIODIVERSITY) OF 22/02305/OUT RELATING
TO CLUBHOUSE PAVILION - ZACARA POLO GROUND, MARTINS LANE, SHURLOCK ROW, READING,
BERKSHIRE, RG10 OPP**

We write setting out the details for the discharge of the above mentioned conditions, as follows:

Condition 4 states:

No development above ground floor slab level shall take place until a written specification of the materials to be used on the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.

Reason: In the interests of the visual amenities of the area in accordance with policy QP3 of the Borough Local Plan.

We attach a written materials schedule.

Condition 5 states:

No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to, and approved by, the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*

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4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval and Post Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

We attach an archaeological written scheme of investigation (AWSI).

To confirm, Condition 6 will be satisfied through development taking place in accordance with the AWSI.

Condition 7 states:

Prior to the commencement of development above slab level, details of the biodiversity net gain which will be delivered as part of this development, including the timescales to implement them (including a clear demonstration through the use of an appropriate biodiversity calculator such as the Defra Metric 3.0 that a net gain would be achieved) shall be submitted to and approved in writing by the LPA. The agreed net gain measures shall be implemented in accordance with these approved measures and retained in perpetuity.

Reason: To provide a net gain for biodiversity in accordance with Policy NR2 of the Borough Local Plan.

We attach a completed Biodiversity Metric 4.0 which confirms that the proposals comply with all of the requisite rules and targets.

The new native species rich hedgerow will be planted in the first planting season following commencement of development and will comprise 60/90 plants planted in double staggered rows using 5 plants per metre (equating to 40cm spacing between plants and between rows) made up of:

50% Quickthorn (Hawthorn) – *Crataegus monogyna*; and

50% made up from Common Dogwood – *Cornus sanguinea*, Dog Rose – *Rosa canina*, Guelder Rose – *Viburnum opulus*, Hazel – *Corylus avellana*, Hornbeam – *Carpinus betulus*, Red Rugosa Rose – *Rosa rugosa Rubra* and White Rugosa Rose – *Rosa rugosa Alba*.

In addition 13 no. 8/10cm standard *Quercus Robur* shall be planted in the first planting season following commencement of development within the new hedgerow.

All of the above is shown on the attached landscape plan.

Condition 8 states:

Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new building and around the site and native and wildlife friendly landscaping (including gaps at the bases of any fences to allow hedgehogs to traverse through), shall be submitted to and approved in writing by the Local Planning Authority. The approved biodiversity enhancements shall thereafter be installed as approved and retained.

Reason: To incorporate biodiversity in and around the development in accordance with the NPPF and policy NR2 of the Borough Local Plan.

Having regard to the results of the Biodiversity Metris 4.0 providing a biodiversity enhancements, there is no statutory or policy (either national or local) requirements for any further biodiversity enhancements however by way of gesture we propose that 1 no. New England Bird Box shall be erected beneath the eaves of the roof overhang as well as a Beaumaris Woodstone Bat Box Midi erected beneath the eaves of the eastern elevation.



No fences are proposed.

The proposed native species rich hedgerow comprises flowering hedgerow species specifically in order to provide enhancement for insects as we pollinators.

Should you require any further information please do not hesitate to contact me.

Yours sincerely

**TOM MCARDLE BSc (HONS) MRICS MNAEA
PIKE SMITH & KEMP RURAL**