



PLANNING APPLICATIONS COMMITTEE

2 DECEMBER 2020

ADDITIONAL INFORMATION

AGENDA ITEM	ACTION	WARDS AFFECTED	PAGE NO
4. PLANNING APPEALS	Information	BOROUGHWIDE	5 - 8
8. 201420/FUL - 45 CAVERSHAM ROAD	Decision	ABBAY	9 - 12
10. 192054/FUL - READING INTERNATIONAL LOGISTICS PARK, A33	Decision	WHITLEY	13 - 32

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# Agenda Annex

## UPDATE SHEET AND ORDER OF CONSIDERATION

Planning Applications Committee - 2<sup>nd</sup> December 2020

Part 1

Item No. **4 Page 15 PLANNING APPEALS**  
Land adj to Thorpe House Colliers Way (planning reference 18214) Appeal Decision

Part 2

### No public speaking

Item No. **8 Page 65** Ward Abbey  
Application Number 201420  
Application type Full Planning Approval  
Address 45 Caversham Road, Reading, RG1 7BT  
Planning Officer presenting **Richard Eatough** **\*UPDATE\***

Item No. **9 Page 93** Ward Abbey  
Application Number 182137  
Application type Full Planning Approval  
Address Broad Street Mall  
Planning Officer presenting **Julie Williams**  
**\*\*Applicant speaking re landscaping proposals**  
Paul Turner from Corstorphine + Wright (architect) and Gary Lewis from Moorgarth

Item No. **10 Page 161** Ward Whitley  
Application Number 192054  
Application type Full Planning Approval  
Address Reading International Business Park, Land to the South of A33 Relief Road  
Planning Officer presenting **Alison Amoah** **\*UPDATE\***

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## UPDATE TO ITEM 4 APPEALS: ADDITIONAL APPEAL DECISION REPORT

**Appeal No:** APP/E0345/W/20/3253870

**Planning Ref:** 182114

**Site:** Land adjacent to Thorpe House, Colliers Way, Reading RG30 2QS

**Proposal:** The development proposed is residential development to provide 6 no. 3 bed dwelling units following demolition of dwelling at 16 Kirton Close to provide access.

**Decision level:** Committee decision on 04/03/20

**Method:** Written Representations

**Decision:** Appeal Dismissed

**Date Determined:** 23 October 2020

**Inspector:** Steven Rennie BSc (Hons), BA (Hons), MA, MRTPI

### 1. BACKGROUND

1.1 The appeal site comprises an area of open land to the east of Thorpe House, with a treed embankment to the north of the site and public footpath to the south of the site. At the time of the application and the appeal, the site was enclosed by timber hoardings.

1.2 There have been 2 previous planning applications for residential development of this site. The first application 171219 (Outline application for residential redevelopment to provide a maximum of 18 dwelling units. Demolition of dwelling at 16 Kirton Close to provide access) was refused planning permission in December 2017. The next application 180849 (Outline application for proposed residential redevelopment to provide 6 no. 3-bedroom dwelling houses) was also refused planning permission and the appeal dismissed, following a hearing, in December 2019 (APP/E0345/W/19/3220213).

1.3 This third application received a significant number of public consultation responses, with a total of 53 separate objections received as part of the original consultation. In March 2020 the Planning Applications Committee agreed with the officer recommendation to refuse planning permission for the following reasons:

1. The proposed development would result in the loss of open space that has not been previously developed and which makes a positive contribution to the character, appearance and environmental quality of the area due to its openness, undeveloped character and green vegetated appearance. As such the proposed development would be contrary to Policies CC7 and EN8 of the Reading Borough Local Plan 2019.

2. The amount of development proposed within the main body of the site would require a scale of building that would appear as an incongruous, jarring and poorly integrated feature within the context of the notably modest scale of development on adjacent streets. For these reasons the development would represent an overdevelopment of the site, fail to respond positively to its local context, and fail to reinforce local character and distinctiveness. The proposal would therefore harm the character and appearance of the area, contrary to Policies CC7 and EN8 of the Reading Borough Local Plan 2019.

3. The proposed removal of the dwelling at 16 Kirton Close and its replacement with an access roadway and vehicle parking area would result in the loss of continuity and enclosure within the established street scene which is characterised by a regular built form of a distinctive style and appearance. The proposed access would result in a disjointed and visually stark arrangement of access road and vehicle parking to the detriment of the existing streetscene and contrary to Policy CC7 of the Reading Borough Local Plan 2019.

4. The application fails to demonstrate that the proposed amount of development can be accommodated without harm to the amenity of occupiers of neighbouring dwellings caused

by a loss of privacy to windows and gardens due to overlooking; overbearing effects resulting from the likely scale and proximity of the building; and disturbance from vehicle movements adjacent to Thorpe House. As such the proposal is contrary to Policy CC8 of the Reading Borough Local Plan 2019.

5. The application fails to demonstrate that the proposed amount of development can be accommodated in a manner which provides adequate outlook, daylight, sunlight and private outdoor amenity space for future occupiers. As such the proposal would be harmful to the amenity of future occupiers, contrary to Policy CC8 of the Reading Borough Local Plan 2019.
6. In the absence of a completed legal agreement to secure an acceptable contribution towards the provision of Affordable Housing, the proposal fails to contribute adequately to the housing needs of Reading Borough and the objective of creating mixed and balanced communities and as such is contrary to Policy H3 of the Reading Borough Local Plan 2019, Affordable Housing Supplementary Planning Document (2013) and para. 50 of the NPPF.

## 2 SUMMARY OF DECISION

2.1 The Inspector considered that the main issues for the appeal were:

- The effect of the character and appearance of the area, along with the associated issue of whether the development results in the loss of open space;
- The effects of the development on both the living conditions of neighbours to the site and future occupiers of the proposed development; and
- Whether the proposal makes adequate provision towards affordable housing.

2.2 In terms of whether the site was classed as 'Previously Developed Land' the Inspector agreed with the previous Inspector for the 2019 appeal decision that whilst there were no structures on site relating to its former use a brick and tile works, nevertheless, the site is not previously developed land as defined in the NPPF (2019).

2.3 In terms of loss of open space, the Inspector also agreed with the previous Inspector that the land offers a valuable area of open space for the local community area. The Inspector agreed with officers that Policy EN8 (Undesignated Open Space) of the RBLP was therefore applicable. Whilst the Inspector acknowledged potential improvements to the remaining open space at the eastern end of the site (put forward by the applicant to outweigh the loss) including tree maintenance and other visual enhancements, that this would not outweigh the harm that would arise as a consequence of the loss of the larger western end of the site. The Inspector considered that the western end of the site has greater potential amenity value for the public than the strip of land to the east.

2.4 Further to the above, the Inspector acknowledged that whilst the appellant might not now remove the fencing around the site (due to concerns over an accumulation of litter and misuse of the site), that this may not be the case in perpetuity. Indeed, the Inspector referenced that the land had previously been a well maintained area of open space and that if the development went ahead, this area of open space would be lost - irrespective of the appellant's intentions with the fence. The Inspector considered that to accommodate the proposals a significant proportion of the open space would be lost which would not accord with Policy EN8 of the RBLP.

2.5 In terms of character and appearance, the Inspector acknowledged that the quantum of development had reduced significantly since the 2019 appeal dismissal. However, the conclusions of the previous Inspector were agreed with and the Inspector considered that despite the reduction in built form, and even with the current fencing in place, the site in

its current state of openness provides visual relief in this residential estate. The Inspector concluded that this erosion of openness would in itself be harmful to the character of the area. The Inspector did not consider that enhancements to the eastern strip of land would outweigh this loss.

- 2.6 In terms of the demolition of No.16 Kirton Close, the Inspector considered that the proposals had not substantively addressed the issues raised by the previous Inspector. The Inspector agreed with the conclusion of the previous Inspector that the single storey nature and location of the bungalow, comparable to the ends of the adjacent cul-de-sacs (Verney Mews and Appelby End), was a deliberate architectural feature, providing a sense of enclosure and architectural continuity to the street scene. The Inspector considered that its removal would be significantly harmful and erode the sense of enclosure and thereby the character of the street scene.
- 2.7 Notwithstanding the above, and in terms of design, the Inspector considered that a two storey building would potentially be acceptable in terms of scale and height and raised no objection to the design of the proposed development in itself.
- 2.8 The Inspector concluded that “the proposed development would result in a harmful loss of positive open space and its visual qualities and openness” and that “the character and appearance of the area would be harmed by the demolition of No.16 Kirton Close to its street scene” thereby conflicting with Policies EN8 and CC7 of the RBLP.
- 2.9 In relation to living conditions of neighbouring properties, the Inspector considered that whilst there could be views towards the rear windows and gardens of No.17 Kirton Close, given the distances involved, there would be no material overlooking to warrant a refusal on this basis.
- 2.10 In relation to Thorpe House, the conclusions reached by the previous Inspector were agreed; that the number of vehicle turning movements associated with the proposed development would result in unacceptable disturbance to the occupiers of Thorpe House when compared to the current traffic free environment that currently exists.
- 2.11 The Inspector therefore concluded that “due to this harmful impact to the living conditions of some of the occupants of Thorpe House, the proposal is contrary to Policy CC8”.
- 2.12 However, in relation to living conditions of future occupiers, the Inspector considered that as a consequence of the reduction in built form, the proposals would allow for more space within the site and that the amenity space proposed, whilst small and could be overshadowed by adjacent trees, would overall provide sufficient amenity space with its final layout. Furthermore, the Inspector did not consider the outlook for future occupiers to be so significantly poor as to be harmful to future occupiers. The Inspector therefore concluded that “the proposal could achieve sufficiently good levels of living conditions for future occupiers subject to reserved matters... in accordance with Policy CC8 of the RBLP”.
- 2.13 In terms of Affordable Housing, the Inspector was satisfied that the appellant would have made a financial contribution for affordable housing and considered that should the scheme have otherwise been considered acceptable that the remaining issues on the legal agreement could have been sufficiently addressed.
- 2.14 In conclusion, while the Inspector recognised the benefits of the scheme (6 family sized dwellings to the supply of housing in Reading, accessible location and financial contribution in substitution for provision of affordable housing units on site) these were not sufficient to outweigh the harm it would cause to the character and appearance of the area and living conditions of neighbouring properties. The appeal was dismissed.

This appeal decision is very welcome given that the comments made by the Planning Inspector uphold the reasons for refusal regarding the principle of developing this open space for residential use, protecting the character and appearance of the area and safeguarding the residential amenities of neighbours. The comments also pay tribute to and endorse the contributions that residents made with their submissions on the application.



Site location plan



Site photo taken in 2017

Case officer: Ethne Humphreys



## UPDATE REPORT:

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES  
READING BOROUGH COUNCIL  
PLANNING APPLICATIONS COMMITTEE: 2 DECEMBER 2020

ITEM NO. 8

**Ward:** Abbey  
**App No.:** 201420/FUL  
**Address:** 45 Caversham Road  
**Proposal:** Demolition of existing buildings and construction of 40 flats including provision of 30% of units as affordable housing with associated landscaping and parking.

### RECOMMENDATION (AMENDED TO):

As main Agenda report.

#### Adjustments to conditions:

Conditions 16 and 17 - clarification: these refer to contaminated land

Additional conditions required: retention of lifts in working order

## 1. AFFORDABLE HOUSING UPDATE

1.1 The main Agenda report (Section 6.4) deals with affordable housing. Paragraph 6.4.3 states that the applicant's affordable housing statement outlines that 6x 2-bed units are to be secured as Affordable Rent dwellings (to be capped at a maximum rent level of 70% of the local market rent). This is not correct, as the applicant has advised that the rent levels proposed for the scheme have been designed, through viability costings of the project, to allow for 80% of market rent or the Local Housing Allowance (LHA) (ie. the amount the Local Housing Authority will pay to subsidise a household's rent; whichever is the lower, including service charges). Officers have checked the applicant's understanding against the current policy situation.

1.2 In terms of relative weight to be applied to policy documents, at the time of reporting this application, whilst the 2013 Affordable Housing SPD is still technically in force, it has nevertheless been superseded by the statements set out within Local Plan Policy H3 (Affordable Housing), so the policy (adopted November 2019) carries more weight, with the previous SPD now considered to be largely redundant. However, this SPD will not be formally withdrawn until superseded by the new SPD.

1.3 The 2013 SPD sought 50% social rented housing at target rents or Affordable Rent housing of no more than 50% market rents; 50% made up of a mix of:

- Intermediate housing, e.g. shared ownership; and
- Affordable Rent Housing at rents of less than 80% market rent and, preferably significantly below the 80% market rent level.

1.4 The supporting text to LP Policy H3 states:

4.4.26 At the time of producing the Local Plan, the tenure split below reflects the most up to date position on needs within Reading. However, a revised Affordable

Housing SPD, to be produced during 2019, will look at this issue in detail. The needs below are therefore subject to change within the SPD.

- Social rented or affordable rent housing of no more than target rent - 70% of affordable housing units; and

- Intermediate and/or shared ownership housing - 30%.

1.5 The Local Plan in November 2019 recognised that in response to research and National policy aims, there needed to be an adjustment to how affordable housing is to continue to be delivered and that there would need to be a predominance of social rent/affordable rent over other more intermediate options.

1.6 The replacement Affordable Housing SPD is currently in draft form, having been subject to public consultation in the Autumn and is expected to be adopted in 2021. During the latter half of 2020, the Council undertook viability and market sensitivity testing in order to attempt to set a suitable Reading Affordable Rent at an appropriate level which provides housing which continues to be 'affordable' using the NPPF definition and which the market and Registered Providers are able to supply. The draft revised SPD - as proposed to be adopted following consultation - states that the affordable housing for Major developments should be provided on site in the form of 62% Reading Affordable Rent (which would be a maximum of 70% of market rent) and 38% in the form of shared ownership units.

1.7 To clarify, the current offer from the applicant is as follows:  
6 x 2-bed dwellings Affordable Rented (at a maximum of 80% of Market Rent (the LHA level)); and  
6 flats (2 x 2-bed, 4 x 1-bed) will be Shared Ownership.

1.8 In conclusion, at the time of writing, policy and guidance are evolving, and there is not therefore one clearly defined approach to tenure which applies at this point. Whilst the emerging SPD is a material consideration, it cannot be given full weight until such time as it has been adopted. The rent levels being offered by the applicant are that an affordable rent in Reading is 80% of market rent, and for clarification that is still 'capped' at the Local Housing Allowance. The above explanation hopes to provide clarity that the applicant's offer is in general compliance with the local plan's aims and officers are satisfied that this is supportable. It is also welcomed that provision is of a suitable scale on site (helping to produce a mixed community) and it is also noted that in reality, this development is likely to be delivered as a 100% affordable scheme. However, it is still necessary for the Section 106 agreement to stipulate the necessary controls were the site to be developed on the open market.

## **2. REVISED PLANS: PARKING AND SERVICING**

2.1 Since the production of the main Agenda report, officers have received revised plans to attempt to deal with concerns from RBC Transport Strategy regarding bin storage areas (and carry distances) and consequent effects on the parking area.

2.2 The applicant has proposed a bin pickup area at the front of the site, to the right of the undercroft opening on Great Knollys Street, where the bins would be presented on bin day. Once emptied, they would then be returned to the main bin store within the undercroft. However, siting the bins in this new pickup area has meant the removal of a disabled person's parking space. The redesign has moved this to the

rear of the site near the bike store. This has required the loss of one parking space, but Transport Strategy does not object to this reduction. It would also mean the non-provision of a small area of landscaping, but in reality, this was a narrow 'leftover space' which was unlikely to have flourished as a green area.

- 2.3 The cycle store continues to be sited in the rear (open) corner of the car park. The method of securing cycles is not confirmed and will need to be subject to a condition requiring submission of details.

### **3. CONDITIONS**

- 3.1 The Recommendation above has been adjusted to include some conditions which were omitted in error or require clarification from those set out in the Recommendation box in the main report.

**Case officers:** Anthony Scholes/Richard Eatough

Revised plans received 30/11/2020:

121903-ELS-01 C

121903-ELS-02 C

121903-APT-P1-C

Landscape drawing 7221/LSP Rev. F

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## UPDATE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH & NEIGHBOURHOOD SERVICES

READING BOROUGH COUNCIL

ITEM NO. 10

PLANNING APPLICATIONS COMMITTEE: 2<sup>nd</sup> December 2020

Ward: Whitley

App No.: 192054

Address: Reading International Logistics Park, A33

Proposal: Redevelopment to provide 15,080 sqm (GEA) of class B1(c), B2 or B8 floor space in four buildings, with associated external yards, car and cycle parking, landscaping, and all related and ancillary works (amended)

Applicant: Arlington LP UK Ltd

Deadline: 9/4/2020

Extended Deadline: 29/1/2021

Planning Guarantee 26 week target: 9/7/2020

### RECOMMENDATION:

As in the main report.

#### 1. AMENDED INFORMATION

##### *Written Statement*

- 1.1 The applicant has submitted a letter, sent to all Planning Application Committee members. This is included in the appendix below.

##### *Biodiversity*

- 1.2 Further information has been provided by the applicant with respect to net biodiversity gain. In summary, the applicant's position is that the proposal would deliver a net biodiversity gain of over +17% and is therefore, compliant with Policy EN12.

- 1.3 Further detail on this, with respect to the background calculation, will be presented as a verbal update at committee.

##### *Watercourse*

- 1.4 To clarify information within the main report, the proposed buildings would be located beyond the 8m from the bank top of the main river - The Kingsley Close Ditch, as required by the Environment Agency and this would be supported by a recommended condition (no.9), as set out in the main report, requiring the submission and approval of a scheme for the provision and management of a minimum 8m wide buffer along the southern side of the Kingsley Close Ditch. In accordance with RBC's Local Plan policy SR4e the proposed buildings are for the most part beyond 10m from the top of the bank.

##### *Conclusion*

- 1.5 The recommendation remains as in the main report.

Case Officer: Alison Amoah

## APPENDIX 1: Letter from Barton Willmore received 30th Nov 2020

BIRMINGHAM  
BRISTOL  
CAMBRIDGE  
CARDIFF  
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NEWCASTLE  
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**BARTON  
WILLMORE** bartonwillmore.co.uk  
7 Soho Square  
London  
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Planning Applications Committee Members  
Reading Borough Council  
Civic Offices  
Bridge Street  
Reading  
RG1 2LU

### BY EMAIL

29718/A3/RM/SL  
30 November 2020

Dear Planning Applications Committee Councillor,

**RE: PLANNING COMMITTEE MEETING – 2 DECEMBER 2020 (APP REF: 192054)**  
**READING INTERNATIONAL LOGISTICS PARK, A33, READING**  
**ARLINGTON**

Arlington has a full planning application for the redevelopment of the former Reading Brewery bottling plant site for 4 Class B8 storage and distribution buildings being presented to committee on Wednesday. Ahead of that meeting, Arlington wish to make members aware of the following.

Arlington welcome the officer recommendation to approve. There is occupier interest in the scheme and, if planning permission is granted, then the site can once again deliver economic activity and jobs in 2021.

As the former Brewery Bottling Plant, the site is previously developed land. The site has had an extant office planning permission since 2002, but no interest from office occupiers has been shown since the site became vacant (early 2000s), reflecting the office provision elsewhere. Your previous, and now current, Local Plan allocates the site for c.15,000 sqm of Class B1, B2, B8 uses. Seeing redevelopment occur is an important part of the Council's economic strategy. The application now proposes 15,080 sqm of floorspace, consistent with the Local Plan allocation. The extant office scheme is for c. 34,000 sqm.

As the officer committee report confirms, the Arlington team has been engaged in discussions with officers since 2018 and have worked hard to find common ground whereby a commercially viable, and attractive to the market scheme can be proposed, that is not offices.

To the extent it can, the application proposal respects and responds to important site influences, such as ecology, biodiversity, heritage and transport. Your planning officer considers the planning application to be acceptable and planning permission should be granted. As noted in the officer committee report, there has been concern around ecology and a difference of opinion remains between professionals over the level and importance of impact. To be clear, the Arlington position, supported by the planning officer in that she recommends approval, is that:



Registered in England  
Number 00342492

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Registered Office:  
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Abbey Square  
Reading  
RG1 3BE  
T/ +44 (0)118 943 001

1. Some of the land which the application proposes to redevelop on is the old car parking areas and foundations associated with the former bottling plant. In Arlington's ecologist's view this is scrub which has colonised over the old concrete because the site has laid vacant for an extended period of time. It is not "priority habitat", which the Council's consultant ecologist considers. Attached are photographs of the area in question;
2. Much of the Officer's report on ecology is historic, no longer applies, and so should be discounted. As a consequence of changes Arlington has proposed that address previous concerns, whilst maintaining a commercial attractive and viable scheme, the Environment Agency and Tree Officer raise no objection to the application proposal;
3. The landscape proposals now include enhancement of the woodland belt along the north of the site by felling trees that are considered dead, diseased or dying. 146 new trees and 166m of new mixed native hedgerow is proposed. Timber from the trees felled will be used to form log piles within the tree belt to support ecological interest. Non-native shrub species such as snowberry will be removed and cleared areas will be interplanted with new native trees and wildflower plugs;
4. The landscape proposals to the east of Unit 1 include generous tree, shrub, hedgerow and grassland planting as mitigation to the loss of trees in this area. The BREEAM report for ecology identifies the site as achieving **a biodiversity net gain** as a result of these landscape proposals. The landscape proposals also maintain a 5m wide landscape buffer between Unit 1 and the A33 (increased to 7m if the grass maintenance path around the building is included). This landscape buffer would be wider but the MRT proposals also encroach into the area. The landscape proposals also respect the existing sewer easement along the A33 frontage; and
5. The scheme proposes a significantly improved visual gateway for the A33, whilst also delivering the MRT, and enhancing the "green Corridor" feel.

Given the economic circumstances the UK is facing, that the application site is allocated for B8 uses, the length of time the site has been inactive, the ability for a new permission to capture the business interest being shown in the site and turn this into jobs and GDP, it is an important application to approve. The Council has recently endorsed Reading UK's Business Recovery Strategy, which identifies the logistics sector as an important component to respond positively to. In their attached letter, Haslams, Arlington's letting agent, say that if permission is not granted, or delayed further, then the current occupier interest will/may look to other locations and boroughs to meet their requirements. It will be disappointing if Reading misses out. The application scheme, if approved and implemented, will also transfer land for the completion on this section of the MRT route, which would also materially improve public transport and sustainability and deliver on another key RBC objective.

The benefits of the application can therefore be summarised as:

1. Delivering regeneration of a previous commercial brownfield site that has been vacant for over 20+ years, meeting a Local Plan site allocations aspiration;
2. Provision of buildings that the market want to immediately utilise, assisting in job generation, economic activity, and business rates;
3. Delivery of an important land parcel for the continuing roll-out of the public transport MRT infrastructure, a key aspiration of the Local Plan;

4. Delivery of 146 new trees and additional vegetation, to present an enhanced and managed contribution to the A33 "green corridor" vista, which is an important part of the Local Plan strategy for the A33;
5. Delivery of a significant ecological biodiversity net gain, in line with latest planning policy;
6. Delivery of high-quality logistics buildings that achieve a BREEAM "Very Good" standard, with a focus on energy efficiency; and
7. Contributions to local employment training and local jobs.

As planning committee members, you will appreciate that in coming to a decision on the application before you, the scheme needs to be assessed holistically. We support the planning officers reasons and balanced judgement that the scheme is consistent with adopted planning policy and the overall benefits of the proposal outweigh any drawbacks, and therefore on balance planning permission should be approved.

We commend the officer recommendation to resolve to approve, subject to the S106 agreement, and hope that you enable the site to be delivered during 2021.

Yours faithfully,

**ROBIN MEAKINS**  
Senior Planning Partner

Encl

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# READING INTERNATIONAL BUSINESS PARK

1219-G509 EASTERN WOODLAND AREA PHOTOS  
OCTOBER 2020

## VIEW 1



View from within Woodland TPO Area  
Looking south to the Lee Farmhouse.

Image shows low quality self-seeded  
shrubs/ small trees with areas of  
bramble thicket.

1219-G509  
October 2020

3

**Macgregor • Smith**  
Landscape Architecture

VIEW 2



View from within Woodland TPO Area  
Looking west. Image shows small  
self-seeded trees in front of area of  
partially re-colonised hard standing

1219-G509  
October 2020

4

**Macgregor • Smith**  
Landscape Architecture

VIEW 3



View from within the Woodland TPO  
near the plot entrance off Reading  
International Business Park  
roundabout.

Dense bramble thicket dominates the  
view with a large poplar and willow  
trees growing through it in the back-  
ground.

1219-G509  
October 2020

5

**Macgregor • Smith**  
Landscape Architecture



View 4,5,6,7,8 & 9 show additional views around the plot entrance of the Reading International Business Park roundabout.

A mound covered in weeds and scrub blocks the entrance off the Reading International Business Park roundabout.

1219-G509  
October 2020

**Macgregor • Smith**  
Landscape Architecture

6

**VIEW 4**



1219-G509  
October 2020

**Macgregor • Smith**  
Landscape Architecture

7

VIEW 5



1219-G509  
October 2020

8

Macgregor • Smith  
Landscape Architecture

VIEW 6



1219-G509  
October 2020

9

Macgregor • Smith  
Landscape Architecture

VIEW 7



1219-GSDP  
October 2020

10

Macgregor • Smith  
Landscape Architecture

VIEW 8



1219-GSDP  
October 2020

11

Macgregor • Smith  
Landscape Architecture

VIEW 9



1219-G509  
October 2020

12

Macgregor • Smith  
Landscape Architecture

VIEW 10



1219-G509  
October 2020

13

Macgregor • Smith  
Landscape Architecture

VIEW 11



View from within Woodland TPO Area  
Looking south towards Reading  
International Business Park

Image shows low quality self-seeded  
shrubs/ small trees breaking through  
asphalt hard standing of old car park.

1219-G509  
October 2020

14

Macgregor • Smith  
Landscape Architecture

VIEW 12



View from within Woodland TPO Area  
Image clearly shows the ground is  
asphalt / hard standing.

1219-G509  
October 2020

15

Macgregor • Smith  
Landscape Architecture

VIEW 13



View from within Woodland TPO Area  
Looking south east towards A33  
junction.

Image shows low quality self-seeded  
shrubs/ small trees breaking through  
asphalt hard standing of the old car  
park.

1219-GS09  
October 2020

16

**Macgregor • Smith**  
Landscape Architecture

VIEW 14



View from within Woodland TPO Area  
Looking south to the Reading  
International Business Park.

Image shows recolonised ground of the  
western side of the old car park. Low  
quality, self seeded trees and shrubs.

1219-GS09  
October 2020

17

**Macgregor • Smith**  
Landscape Architecture



**VIEW 15**



View from within Woodland TPO Area  
Looking north to the Premier Inn hotel

The image shows area of grassland  
with low quality self seeded trees and  
shrubs around it's perimeter.

The image also shows a group of  
larger trees in the background  
consisting of Ash and willow.

1219-G509  
October 2020

18

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Landscape Architecture

**VIEW 16**



View from within Woodland TPO Area  
Looking south to the Reading  
International Business Park.

Image shows self-seeded shrubs/ small  
trees breaking through asphalt hard  
standing of the old car park.

1219-G509  
October 2020

19

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Landscape Architecture

**VIEW 17**



View from within Woodland TPO Area  
Looking north to the Premier Inn.  
Image shows low quality self-seeded  
willow in re-colonising ground

1219-G509  
October 2020

20

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Landscape Architecture

**VIEW 18**



View from within Woodland TPO Area  
Looking north east towards Toys R Us.  
Image shows low quality self-seeded  
willow in re-colonising ground

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October 2020

21

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VIEW 19



View from within Woodland TPO Area  
Looking north east towards Toys R Us.

Image shows low quality self-seeded  
scrub and pampas grass in  
re-colonising ground.

Background trees are mostly willow  
with one wild cherry

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October 2020

22

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VIEW 20



View from within Woodland TPO Area  
Looking south east to the Reading  
International Business Park

Image shows re-colonising ground with  
a group of self seeded willow.

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23

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**VIEW 21**



View from within Woodland TPO Area  
Looking north east

Image shows low quality self-seeded  
willow breaking through asphalt hard  
standing of old car park.

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October 2020

24

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**VIEW 22**



View over the boundary fence along  
the A33. The outer edge of the site,  
behind the boundary fence is mostly  
dense bramble thicket with self seeded  
willow trees approx. 3-6m behind it.

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25

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VIEW 23



View over the boundary fence along the A33. The outer edge of the site, behind the boundary fence is mostly dense bramble thicket with self seeded willow trees and individual wild cherry and sycamore trees also visible

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26

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Google Earth 2006



Google Earth View from 2006 before the previous development was demolished shows the western side of the woodland area mostly clear of trees with the car park hard standing clearly defined.

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27

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Google Earth 2010



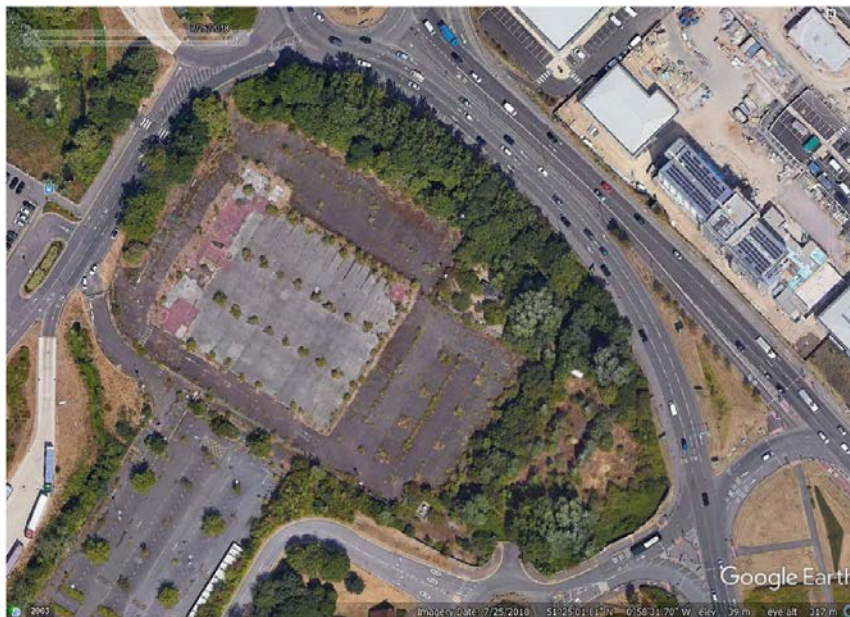
Google Earth View from 2010 after the previous development was demolished shows growth of trees around the perimeter of the eastern end of the woodland. The central area around the car park is mostly clear of trees.

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28

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Google Earth 2018



Google Earth View from 2018 shows woodland area close to what it is today. Trees around the perimeter have grown further and the site has been recolonised by pioneer species due to inactivity.

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29

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30 November 2020

Mr G Wilson  
Arlington  
1230 Parkview  
Arlington Business Park  
THEALE  
RG7 4SA

A: County House 17 Friar Street  
Reading RG1 1DB  
D: 0118 921 1516  
M: 07879 600069  
E: nellseager@haslams.co.uk

Your Ref:  
Our Ref: NS / TALS

Dear George

**Re: Reading International Logistics Park - Planning Application**

In light of the imminent planning committee meeting in respect of your application I'm writing to reinforce our previous advice on the above which I hope will be considered by the planning committee. As a long term advocate for industrial property in Reading, (and even more so in the current economic climate), it is very important for Reading to ensure that it is capable of attracting and retaining the best possible blend of employers. This development will provide valuable new employment opportunities for the Borough at a time when we need it most.

Whilst the pandemic has generally had an impact on demand for commercial property, the industrial and distribution sector has remained buoyant, with supply continuing to fall and very few new schemes coming through. Covid has accelerated demand from online retailers, with more traditional occupiers being squeezed out. Brexit has accelerated this with many occupiers proactively increasing their UK stock levels. Reading International is an important opportunity for Reading to attract and retain employers that depend on industrial space - and on a brown field industrial site that has sat dormant for 20 years.

As you know, the delays in moving this proposed development forward have already meant that we've been unable to accommodate a number of major employers who have either had to go elsewhere (most notably Bracknell) or been forced to remain in properties that don't provide the right accommodation. We are having detailed discussions with a major employer (offering highly skilled jobs) that is seeking to relocate to Reading. The uncertainty around planning is proving to be a substantial concern for them. More recently two major retailers have also made enquires for distribution units (BB) to support their supply chain network in light of increased online demand. These requirements like many others are time critical and any further delays are likely to result in Reading continuing to miss out to other boroughs.

Kind regards

Yours sincerely

Neil Seager  
Haslams

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